



Nightingale Shott, Egham, TW20 9SX

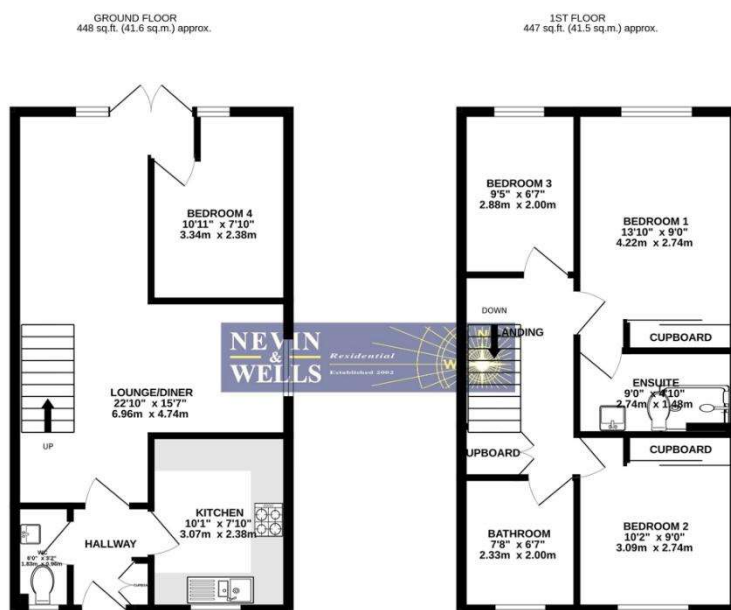
£475,000 Freehold



INVESTMENT BUYERS ONLY. Modern build three/four bedroom end terrace house, within short walking distance of Egham Mainline station and New Magna Square complex including Everyman Cinema and Starbucks. The property comprises lounge/diner, separate kitchen and downstairs W.C, on the first floor there is a family bathroom, along with en-suite facilities to the main bedroom. Outside there is a private rear garden with side access, along with a single garage in block. Current rent is £2,400 per month until August 2024.

Nightingale Shott, Egham, Surrey, TW20 9SX

FLOOR PLAN



TOTAL FLOOR AREA: 895 sq. ft. (83.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

EPC

74 NIGHTINGALE SHOTT EGHAM TW20 9SX		Energy rating C
Valid until 2 August 2031	Certificate number 0073-3008-3208-7199-5204	
Property type	End-terrace house	
Total floor area	87 square metres	

Rules on letting this property

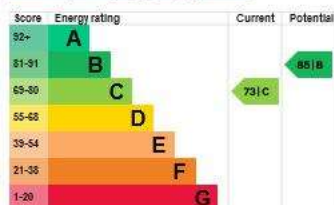
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

COUNCIL TAX BAND: C - Runnymede Borough Council