



Derwent Road, Egham, TW20 8JP

£425,000 Freehold



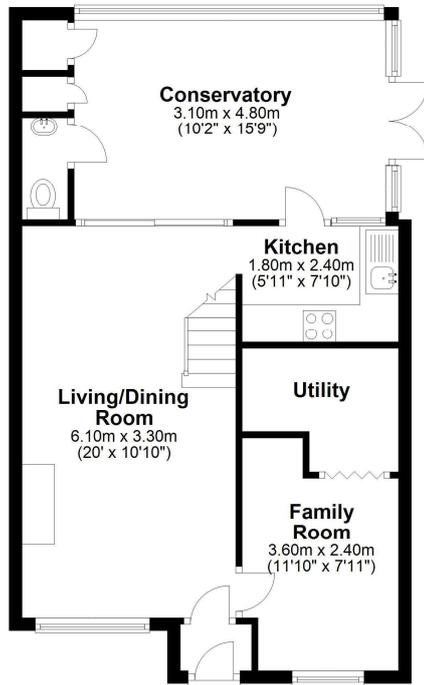
An excellent opportunity to acquire this three bedroom end terrace house situated within a quiet cul-de-sac just yards from local shops, schools and public transport facilities. Accommodation comprises entrance porch, three reception rooms, three bedrooms, kitchen, utility area, downstairs W.C, first floor shower room, private rear garden and own driveway providing off street parking for two vehicles. **NO ONWARD CHAIN.**

Derwent Road, Egham, Surrey, TW20 8JP

FLOOR PLAN

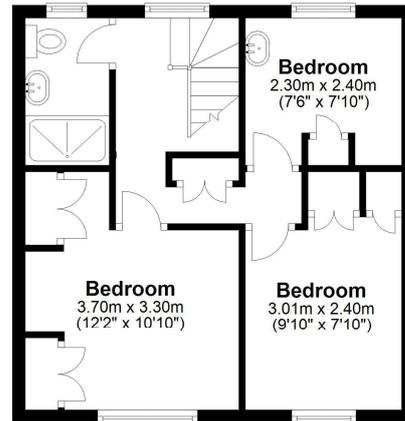
Ground Floor

Approx. 56.2 sq. metres (605.1 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 91.6 sq. metres (986.5 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

EPC

Energy performance certificate (EPC)

9 Derwent Road EGHAM TW20 8JP	Energy rating D	Valid until: 16 April 2034
		Certificate number: 0300-2086-4340-2094-3765

Property type: End-terrace house
Total floor area: 70 square metres

Rules on letting this property

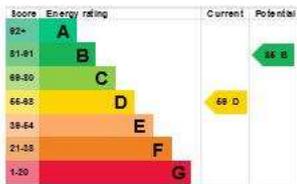
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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



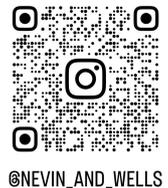
The graph shows this property's current and potential energy rating.

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: D - Runnymede Borough Council



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