



**Nobles Way, Egham, Surrey, TW20 9RG**

**£520,000 Freehold**



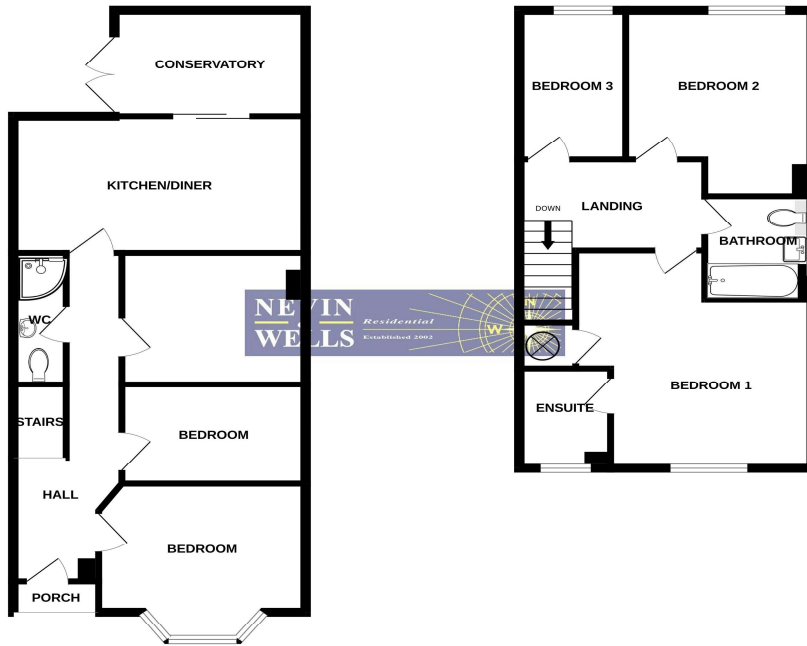
**INVESTORS ONLY.** Currently rented until August 2025 for £3,450 pcm. This modern versatile property offers an excellent ongoing investment, currently achieving an 8% yield. Originally built as a three bedroom, two reception semi detached by Messrs Kings Oak, the property benefits from en-suite facilities, first floor family bathroom, downstairs W.C, fully fitted kitchen and conservatory overlooking a private garden. Externally there is a garage with a single parking space, accessed by a shared driveway. Egham mainline station and recently redeveloped High Street are within short walking distance. **NO ONWARD CHAIN.**

# Nobles Way, Egham, Surrey, TW20 9RG

## FLOOR PLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Nevego® CDD2

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

## EPC

1b Nobles Way EGHAM TW20 9RG	Energy rating <b>C</b>
Valid until 22 August 2031	Certificate number 2173-3009-6208-7289-0204

Property type: Semi-detached house  
Total floor area: 94 square metres

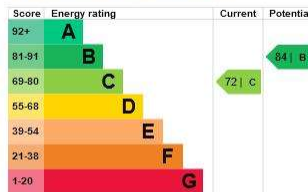
### Rules on letting this property

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: E - Runnymede Borough Council**