



Derwent Road, Egham, Surrey, TW20 8JP OIEO £300,000 F/hold



Situated in the popular 'Bourne Lea' development, is this one bedroom starter home with its own private rear garden. Being sold with no onward chain, brand new flooring and freshly decorated. In addition, there is double glazing throughout, a white bathroom suite and communal parking. Local shops are close at hand and the mainline station is an eighteen minute walk.

ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000

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FLOOR PLAN

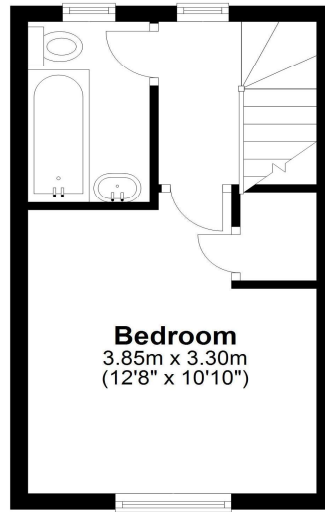
Ground Floor

Approx. 19.8 sq. metres (213.2 sq. feet)



First Floor

Approx. 19.7 sq. metres (212.2 sq. feet)



Total area: approx. 39.5 sq. metres (425.4 sq. feet)

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

EPC

22 Derwent Road EGHAM TW20 8JP	Energy rating D
Valid until 24 July 2034	Certificate number 70001356-0322-6421-3343

Property type: Mid-terrace house
Total floor area: 40 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 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.

COUNCIL TAX BAND:

C - Runnymede Borough Council

