



An excellent opportunity to let this extended and very well presented two bedroom terrace property with off street parking. Situated within a no through road. Benefits include entrance hallway, 24ft lounge / dining room, 15ft kitchen, downstairs W.C, first floor family bathroom, and 90ft landscaped rear garden. Further benefits include double glazing throughout and gas central heating.

**AVAILABLE 3<sup>RD</sup> JULY 2023 - UNFURNISHED**

# Warwick Avenue, Egham, Surrey, TW20 8LW

## EPC

### Energy Performance Certificate



3, Warwick Avenue, EGHAM, TW20 8LW

Dwelling type: Mid-terrace house  
 Date of assessment: 23 June 2016  
 Date of certificate: 23 June 2016  
 Reference number: 0576-2877-6063-9626-9031  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 73 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

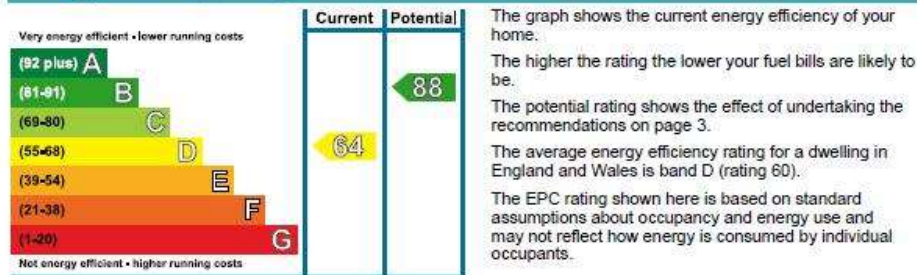
|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 2,316</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 924</b>   |

#### Estimated energy costs of this home

|               | Current costs        | Potential costs      | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting      | £ 249 over 3 years   | £ 147 over 3 years   |                          |
| Heating       | £ 1,509 over 3 years | £ 1,026 over 3 years |                          |
| Hot Water     | £ 558 over 3 years   | £ 219 over 3 years   |                          |
| <b>Totals</b> | <b>£ 2,316</b>       | <b>£ 1,392</b>       |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating



#### Top actions you can take to save money and make your home more efficient

| Recommended measures                        | Indicative cost  | Typical savings over 3 years |
|---|------------------|------------------------------|
| 1 Internal or external wall insulation      | £4,000 - £14,000 | £ 246                        |
| 2 Floor insulation (solid floor)            | £4,000 - £6,000  | £ 87                         |
| 3 Low energy lighting for all fixed outlets | £35              | £ 87                         |

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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