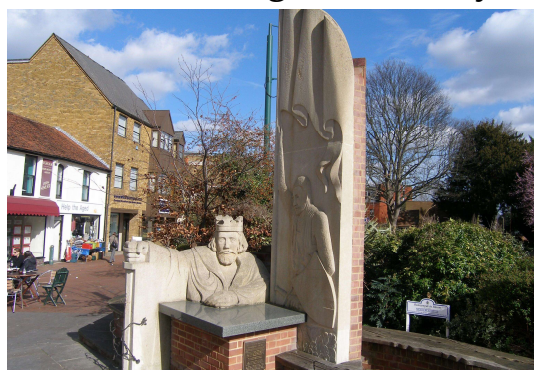


**The Avenue, Egham, Surrey, TW20 9AD    £325,000 Freehold**

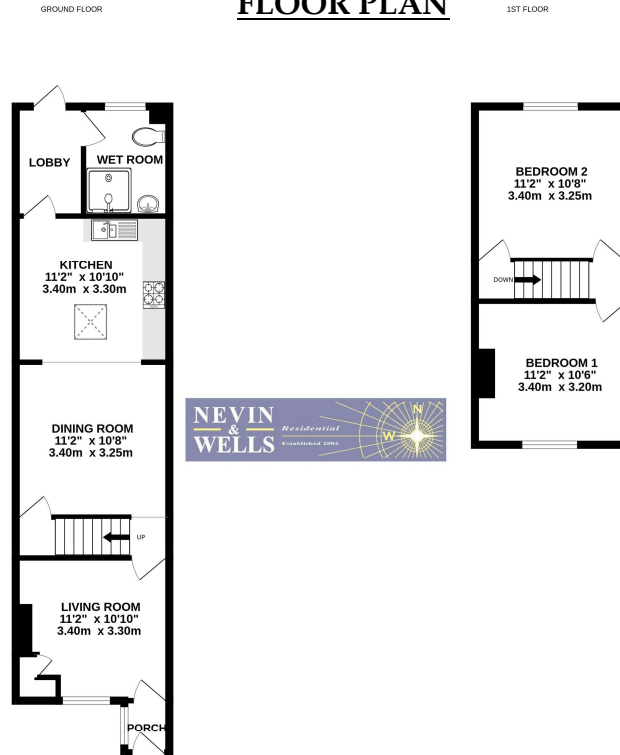


In need of refurbishment, a two bedroom extended mid terraced cottage, situated minutes from High Street and Runnymede National Trust. Benefits include gas central heating modern kitchen, 30ft (9.41m) rear garden and immediate vacant possession. Access to the mainline station, Orbit Leisure Centre and Magna Square is close at hand. The M25/M3/M40 are a few minutes drive.

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

# The Avenue, Egham, Surrey, TW20 9AD

## FLOOR PLAN



TOTAL FLOOR AREA: 773 sq ft. (71.8 sq.m.) approx.  
 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.

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

### EPC

Energy performance certificate (EPC)																																			
51 The Avenue EGHAM TW20 9AD	Energy rating <b>C</b>	Valid until: 20 December 2033	Certificate number: 3320-2340-2320-2327-3345																																
Property type	Mid-terrace house																																		
Total floor area	70 square metres																																		
<b>Rules on letting this property</b>																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).																																			
<b>Energy rating and score</b>																																			
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
<a href="#">See how to improve this property's energy efficiency.</a>		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.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential																																
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**COUNCIL TAX BAND: C** - Runnymede Borough Council



@NEVIN\_AND\_WELLS