



Wapshott Road, Staines, TW18 3EP OIRO £365,000 Freehold



CASH BUYERS ONLY ! This four bedroom home will require 'bricking up' with a qualified builder under a P.R.C certificate (pre-cast certified repairs). This family home is in excellent condition and offers spacious accommodation, large garden and private driveway. Access to local schools and shops is a few minutes walk and Staines High Street is also close by. **THIS PROPERTY IS NOT MORTGAGEABLE !**

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

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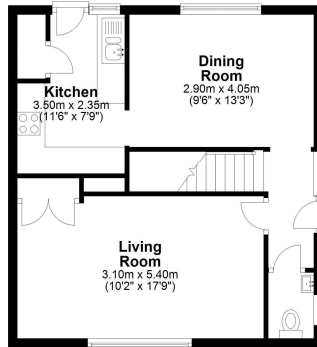


Wapshott Road, Staines upon Thames, Middlesex, TW18 3EP

FLOOR PLAN

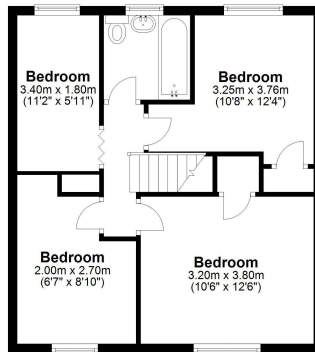
Ground Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



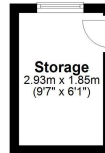
First Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



Garden Storage

Approx. 5.4 sq. metres (58.3 sq. feet)



Total area: approx. 98.7 sq. metres (1062.4 sq. feet)

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

EPC



Property type: Semi-detached house
Total floor area: 92 square metres

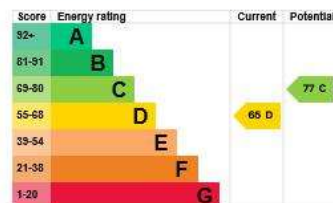
Rules on letting this property

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 C.

[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: A - Runnymede Borough Council



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