



Spring Rise, Egham, TW20 9PS

O.I.E.O £280,000 F/H



CASH BUYERS ONLY, UNMORTGAGABLE, ENTER AT OWN RISK!

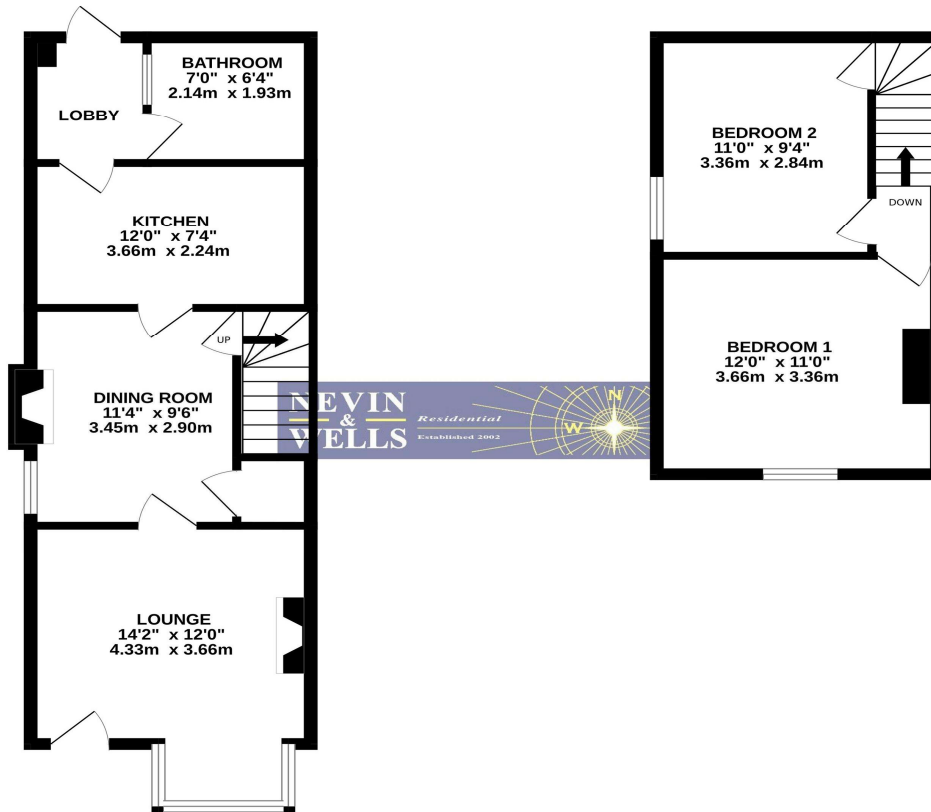
A semi-detached Victorian cottage, positioned on a long sloping plot, in need of complete renovation. Benefits include two double bedrooms, two reception rooms, some original character features and 100ft (30.48m) rear garden. The mainline station and High Street are a 10 minute walk away and Magna Square, with its many shops, restaurants and bars is nearby.

Spring Rise, Egham, Surrey, TW18 9PS

FLOOR PLAN

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 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.
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72 Spring Rise EGHAM TW20 9PS		Energy rating F
Valid until 5 September 2032	Certificate number 4733-9021-3200-0536-0208	

Property type	Semi-detached house
Total floor area	79 square metres

Rules on letting this property

ⓘ You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).
Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. 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.

REAR GARDEN: Approximately 100ft (30.48m) with various shrubs

COUNCIL TAX BAND: D - Runnymede Borough Council

VIEWINGS: By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



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