NEVIN & WELLS

Residential

Established 2002



Clarence Street, Egham, TW20 9QY — O.I.E.O £440,000 F/H









A gorgeous two bedroom Victorian end of terrace property, situated in the heart of Egham and walking distance to mainline station and Magna Square with Everyman Cinema. Offering many original character features, modern kitchen and bathroom, gas central heating and 70ft (21.34m) West facing rear garden. There is also scope for a loft conversion (S.T.P.P) and viewings a must.

169/170 High Street, Egham, Surrey, TW20 9EJ
Tel. 01784 437 437 Fax. 01784 436 456
www.nevinandwells.co.uk

The Property Ombudsman

OFT Approved code

Clarence Street, Egham, Surrey, TW20 9QY

FRONT DOOR: To side of property, leading into: -

LOBBY: Stairs to first floor, doors into both reception rooms.

LOUNGE: Radiator, coved cornice ceiling, feature cast iron fireplace, stripped floorboards. Sash section original bay window to front.

DINING ROOM: Radiator, stripped floorboards, dado rail, under stairs storage cupboard with light and housing meters. Sash window to rear.

KITCHEN: Range of base and eye level units, laminate worktops, space for appliances, part tiled walls. Built in electric oven and four ring halogen hob, overhead stainless steel extractor hood. Single bowl, single drainer stainless steel sink unit with chrome mixer tap. Window to side and door to side access. Door leading into: -

UTILITY ROOM: Space for appliances, wood effect floor. Window to side. Internal door leading into: -

BATHROOM: White suite comprising low level W.C, wash hand basin, wood effect floor, panelled bath with chrome mixer shower over and fitted glass shower screen, radiator, fully tiled walls. Frosted double glazed window to rear.

LANDING: Hatch to loft space, original doors into both bedrooms.

BEDROOM ONE: Radiator, coved cornice ceiling, built in over stairs storage cupboard, storage cupboard housing gas combination boiler. Window to rear.

BEDROOM TWO: Radiator, over stairs wardrobe and window to rear.

OUTSIDE

REAR GARDEN: Approximately **70ft (21.34m)** A West facing garden with lawn, outside tap, paved patio, various shrubs, inset railway sleeper flower beds, raised decking area at the end of garden and side access gate.

FRONT GARDEN: Neatly landscaped with inset flower beds, lawn, shrubs and dwarf brick wall to front boundary.

COUNCIL TAX BAND: **D –** Runnymede Borough Council

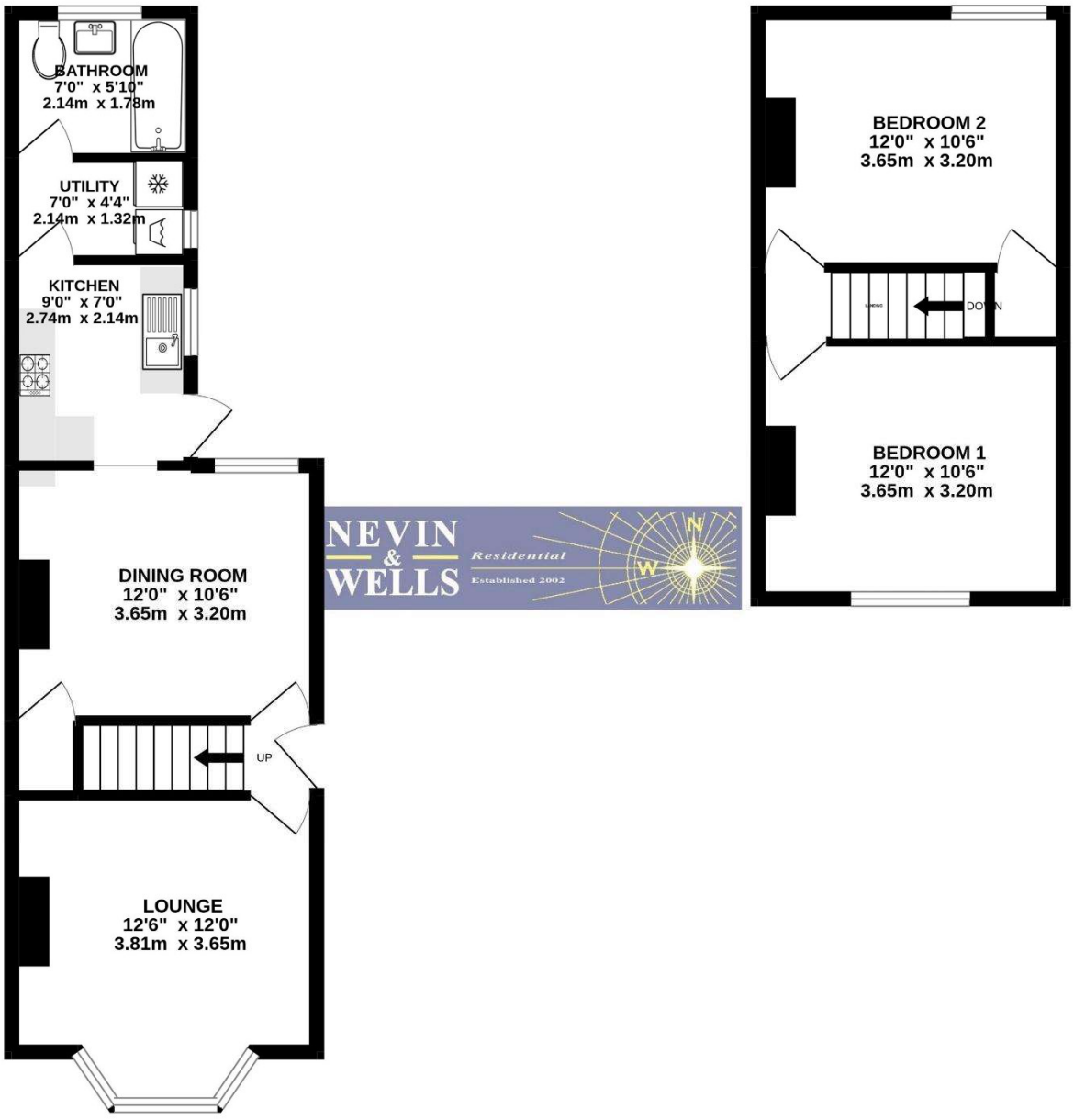
VIEWINGS: **By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk**

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FLOORPLAN

GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

Clarence Street, Egham, Surrey, TW20 9QY

EPC

57, Clarence Street
EGHAM
TW20 9QY

Energy rating

E

Valid until	Certificate number
25 September 2028	**2648-4071-7201-6908-5994**

Property type	Semi-detached house
Total floor area	69 square metres

Rules on letting this property

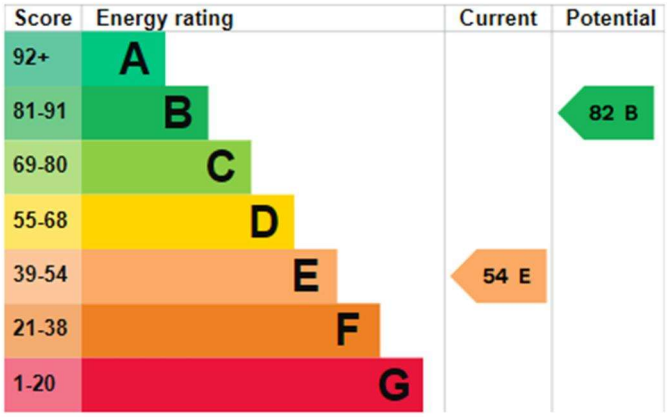
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

This property's energy rating is E. 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.