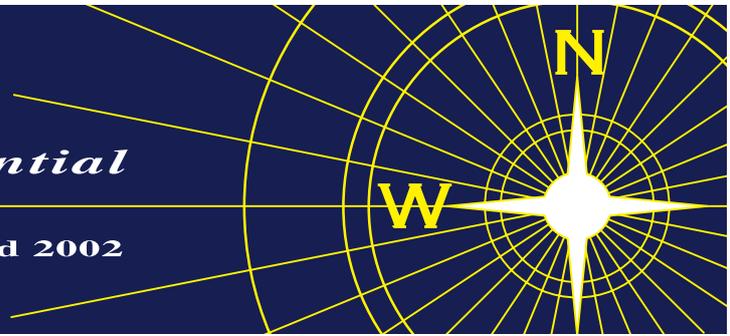


NEVIN & WELLS

Residential

Established 2002



Nightingale Shott, Egham, Surrey, TW20 9SU

£425,000 F/H



INVESTMENT PURCHASE. Currently let until end July 2021, achieving £2,000pcm. A four-bedroom terrace property located on the popular Nightingale Shott development, offering great access to Egham Mainline station and Royal Holloway University. The property boasts living room, kitchen, downstairs W.C, first floor family bathroom, en-suite facilities and private rear garden. Further benefits include allocated parking space and garage in block. The new Egham Gateway West development is within a ten-minute walk.

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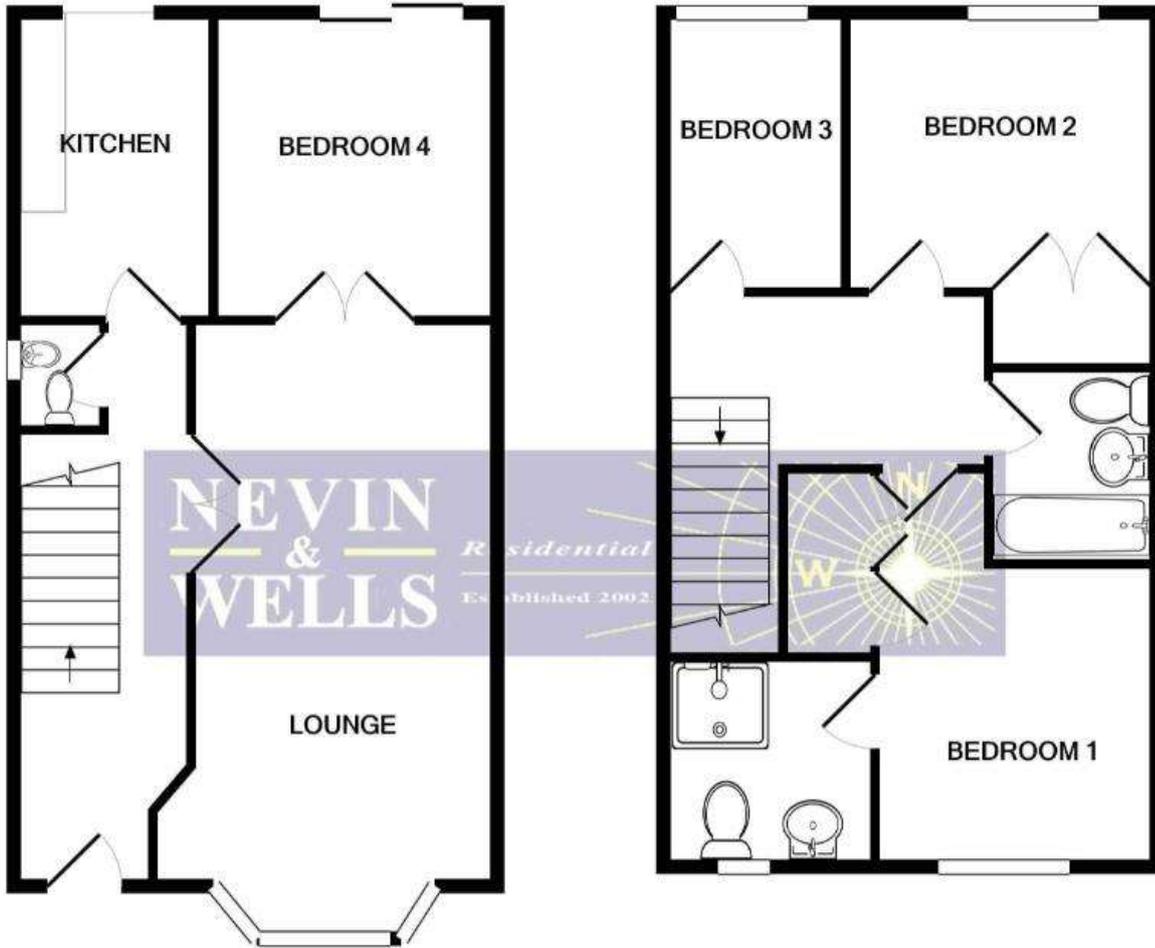
<u>ENTRANCE HALLWAY:</u>	Carpet, doors to all rooms and staircase to first floor.
<u>LIVING ROOM:</u>	5.86m x 3.15m (19'2 x 10'4) Carpet flooring, front aspect double glazed bay window, radiator, double doors to:
<u>BEDROOM FOUR:</u>	3.03m x 2.42m (9'11 x 8'4) Carpet flooring, radiator, UPVC sliding patio doors to garden.
<u>KITCHEN:</u>	3.04m x 2.42m (9'11 x 7'11) Range of base and eye level units, fitted gas hob, electric oven with extractor over, fitted fridge/freezer, space for washing machine and dishwasher, vinyl flooring, rear aspect double glazed window.
<u>DOWNSTAIRS W.C:</u>	Low level W.C and wash hand basin.
<u>FIRST FLOOR LANDING:</u>	Carpet flooring, doors to all rooms.
<u>BEDROOM ONE:</u>	4.19m x 3.93m (13'9 x 12'10) Carpet flooring, front aspect double glazed window, radiator, door to:
<u>EN-SUITE:</u>	Fitted shower, low level W.C, wash hand basin, front aspect frosted double glazed window.
<u>BEDROOM TWO:</u>	3.14m x 2.88 (10'4 x 9'5) Carpet flooring, radiator, rear aspect double glazed window.
<u>BEDROOM THREE:</u>	2.88m x 1.82m (9'5 x 5'11) Carpet flooring, rear aspect double glazed window.
<u>BATHROOM:</u>	White bathroom suite comprising bath with shower over, low level W.C and wash hand basin.

OUTSIDE

<u>GARDEN:</u>	Approximately 35ft. Timber decking area, laid to lawn.
<u>PARKING:</u>	Allocated parking space.
<u>GARAGE:</u>	Single garage in block.
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or via www.nevinandwells.co.uk

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FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 489 SQ.FT.
(45.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2020

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

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EPC

11, Nightingale Shott EGHAM TW20 9SU	Energy rating D
Valid until 11 February 2029	Certificate number 0528-0031-6232-5661-7984

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the rating the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).