

Nightingale Shott, Egham TW20 9SU

Offers in the Region Of £540,000 Freehold

5 Bedrooms | 3 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to offer this well presented five- bedroom licensed HMO student house on the much sought after Nightingale Shott. Income generated is £2900pcm to September 2026. The property also features a modern open plan kitchen, with doors onto the garden. The ground floor also has a double bedroom with a downstairs WC. Second floor two further double rooms with a family bathroom. Top- floor consist of another two bedrooms, en-suite, family bathroom. The property is close to the High Street with its wide variety of shops, pubs, restaurants and coffee shops. There is a good choice of supermarket also nearby with a Waitrose and Tesco on the High Street. Egham has superb transport links with the M25, M3 and M4 close by as well as mainline railway access to London Waterloo in approximately 40 minutes. Viewings are highly recommended.

Five Bedroom House

Garage

£2900 per month Income.

Licensed HMO

Popular Investment Opportunity

No Chain

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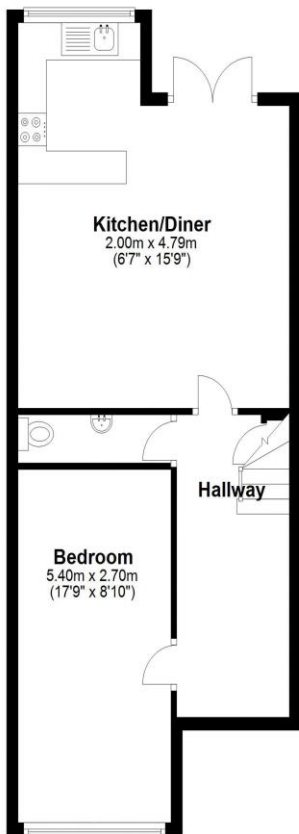
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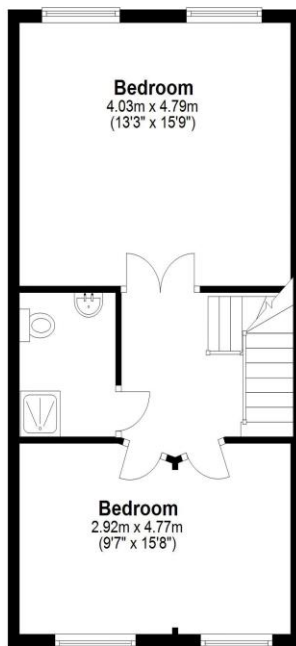
Ground Floor

Approx. 51.9 sq. metres (558.3 sq. feet)



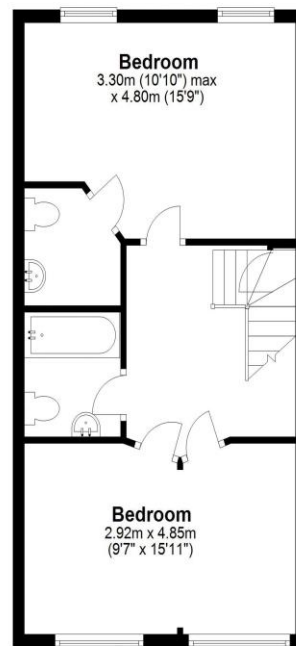
First Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



Second Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



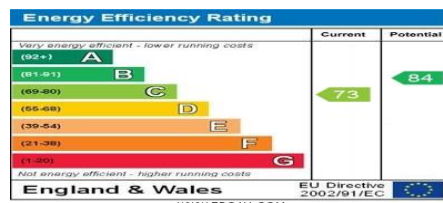
Total area: approx. 141.4 sq. metres (1522.3 sq. feet)

Tenure: Freehold

Council Tax: F

Local Authority:

EPC Rating: C



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.