

Attn. Ms Lesley Juggoo
Dacorum Council
The Forum
Marlowes
Hemel Hempstead
HP1 1DN

2nd October 2024

Dear Lesley

Re: 34 Ritcroft Street, Hemel Hempstead, HP3 8PF

Further to our recent visit to the above property, we trust that you found our comments useful. Please bear in mind that the figures given assume the property to be free of any major structural or other defect as we did not carry out any form of survey.

We would be pleased to offer the property at an asking price of £250,000 whereby we would hope/expect to achieve an offer fairly close to the asking price.

The property is in need of extensive modernisation and is very limited in size with a downstairs bathroom; nevertheless would present a great opportunity for a first time buyer to get themselves onto the housing ladder.

We confirm our fees will be 0.90% plus VAT on a sole agency basis.

Rennie & Co. was established in 1955 and has remained a truly independent estate agent for Watford and the surrounding area. As a team, we believe that we offer an exceptional service, based upon vast local knowledge, years of experience, honesty and integrity. All this is supported by local press advertising, internet advertising (including Rightmove, Findaproperty, Zoopla & Vebra) and full digital property details with floor plan included. All this plus no fixed term contract.

We look forward to hearing from you.

Yours sincerely



Stephen Kirsch
Rennie & Co