



Independent Estate Agents - www.rennieandco.com

17 Clarendon Road, Watford WD17 1JR Tel: 01923 221265 Fax: 01923 247794
info@rennieandco.com

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

2nd October 2024

Dear Lesley

Re: 20 Ritcroft Street, Hemel Hempstead, HP3 8PF

Further to our recent visit to the above property, we trust that you found our comments useful.

This property represents a slight anomaly in terms of an accurate estimation of the eventual achieved selling figure as of course it will only be attainable by a small percentage of the buying public due to its subsidence issues.

Furthermore, the group of potential/interested buyers, whilst relying on unencumbered funds to purchase (with the property being obviously unmortgageable) will expect to pay a comparatively, much lower figure due to the circumstances of the property and the limited purchaser competition.

My overriding advice would be for us to market the property at a series of group viewings with a published price of 'offers invited' but to have an expected or unofficial reserve price of around £150,000.

This house is identical in detail and size as number 34 albeit the subsidence issue.

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

A handwritten signature in black ink, appearing to read 'S. Kirsch', written over a light grey circular graphic element.

Stephen Kirsch
Rennie & Co