



Independent Estate Agents - [www.rennieandco.com](http://www.rennieandco.com)

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

6th September 2024

Dear Lesley

**Re: 48 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 although of course we have considered the need for the extensive clearance works, updating and the huge job of removing the collapsed outbuilding in the garden within our estimation.

We would be pleased to offer an option of either marketing on an exclusive viewing basis and at an asking price of £299,950 or (and this is our recommended option) an open house day with numerous back to back pre arranged viewings at a guide price of 'offers in excess of £275,000'.

This latter arrangement always seems to bring to the table a very high success rate primarily as the general public, when seeing other parties interested always seem to step up their own interest and offer even higher.

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 background.

Stephen Kirsch  
**Rennie & Co**