

Ms Lesley Jugoo
The Forum, Marlowes
Hemel Hempstead
HP1 1DN

Re: 13, Beech Drive, Berkhamsted, HP4 2JW

With reference to our recent meeting, I would like to thank you for the opportunity to carry out a market appraisal on your property mentioned above.

It is our opinion that the property is currently valued at £400,000 - £425,000. This is on the basis the property is available with vacant possession. Should suitable marketing time be available we could list the property for sale at £425,000.

Should you wish for us to move forward and sell the property our commission fee will be 1.0% of the eventual selling price. (Equivalent 0.83% + vat approx)

The above valuation is made on the following assumptions.

1. That there is a willing seller.
2. A reasonable marketing period is available for the sale.
3. That the value will remain static during that period.
4. That the property will be freely exposed to the market.
5. That the title is free from any unexpected or unusual covenants or restrictions.
6. No account has been taken of any higher price that may be paid by a person with a special interest.
7. It is our understanding that the property is, and for the purpose of our valuation we have assumed that it will be free from any unusual covenants or restrictions which will have an adverse effect on the value.

This report is not, and is not intended to read as any form of survey structural or otherwise. If you have any concerns as to the structural integrity of the building or any part thereof we advise you seek the opinion of a qualified building surveyor or member of the royal institute for chartered surveyors.

In accordance with our normal practice we must point out that the contents of this report are personal to yourselves and no liability is accepted for any third parties whose hands it may come.

Should you require any further information or advise please do get in touch on the contact details attached.

Yours sincerely,

Richard Sears MNAEA
Director

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