

Mr M Cussons

16 March 2023

Dear Mr Cussons

Re: 11 Colville Road, Portsmouth, PO6 2DX

Thank you for giving me the opportunity to inspect the above property. As promised, I write to confirm my opinion of value.

I feel that the true value of the property is £450,000.

When you're ready we would be very pleased to handle the sale of the property and feel confident that our combination of determined marketing and professional care will result in a successful sale. The property would be actively marketed and displayed on both our own website and other property portals.

We will match or beat any other local agent on selling fees.

If you decide to instruct us to sell your property, or if I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely,



Martin Toone
Director
AJM ESTATES

23 March 2023

Ms Lynda Cussons & Mr Michael Cussons (Executors)
14 School Road
Wickham
Fareham
Hampshire
PO17 5AA

Dear Ms Cussons & Mr Cussons

Re: 11 Colville Road, Drayton, Portsmouth. PO6 2DX

Following your recent instructions, I am writing to confirm our recommendations to provide advice for Probate purposes.

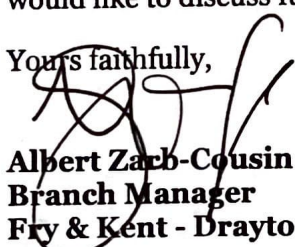
For the purposes of this appraisal, I confirm the property is a 1930's built (estimated) semi-detached residence situated in a highly requested and elevated location west of Drayton shopping parade close to excellent local schooling and transport services. The main town of Cosham is also nearby providing more comprehensive shopping as well as access to a railway service. This eye-catching family home has been extended to provide; entrance hall, living room, sitting/tv room, conservatory/dining room, kitchen, utility area and separate w.c on the ground floor. The first floor comprises four bedrooms and bathroom. The property occupies a good size plot with split level rear garden, shed and private access to an attached garage with electric roller door. The property benefits from double glazing and gas central heating. Some updating will be required.

The research I conducted centred around previous sales in and around the Drayton area including HM Land Registry data as well as properties currently on the market.

It is important to note a more conservative valuation is often required for probate purposes and bearing this mind would suggest a figure of around £450,000. However, given the location and likely demand, I would recommend another brief consultation prior to marketing.

My condolences once again on your recent loss but I trust you have found my advice is satisfactory. In the meantime, please feel free to contact me if there are any other matters you would like to discuss further.

Yours faithfully,



Albert Zach-Cousin
Branch Manager
Fry & Kent - Drayton

NB We shall assume for the purpose of this report that the property is free from any structural defects and any unusual or onerous easements or restrictions. This is not an opinion of open market value as defined by the Royal Institute of Chartered Surveyors. Should you wish to have such a valuation this will need to be undertaken by a qualified member of the RICS or ISVA. Should you require such a valuation we would be happy to instruct our consultant-qualified valuer on your behalf.

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Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays ○
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11 Colville Road

2 messages

Northwood Portsmouth <portsmouth@northwooduk.com>

Tue, 21 Mar 2023 at 15:43

To: Lynda.cussons@gmail.com <Lynda.cussons@gmail.com>, mick_cussons@hotmail.com <mick_cussons@hotmail.com>

Good afternoon Lynda and Mick

Thank you for inviting me to value your parents property this morning, it was really nice to meet you and the property is lovely. Although I am sure the next owner will do some updating, the house is a great size, in a popular location with a good amount of parking and very sought after school catchments.

As discussed in my opinion the current value is around £425,000 but as mentioned I would recommend marketing the property initially for a higher figure to see how many viewings take place over the first few weeks.

Our commission would be 1% including vat which is on a no sale no fee basis. There is nothing to pay upfront and no hidden fees, everything we do is included. I mentioned this as some companies charge upfront fees for things like photography and the 360 degree virtual tour.

We provide people who are selling and buying through us with a very good service. As you haven't dealt with Northwood before, please click the link below to read our Google reviews many of

which were left by customers who then went on to recommend us to friends and family.

https://www.google.com/search?gs_ssp=eJzj4tZP1zcsSTMqKsirMmC0UjWoMLEwNzExNjY0szBOMTJLMrQyqEhLMbFINrRItDA0Mkg2NUryEsnLLyrJKM_PT1EoALKKc_NLSziADIMWvw&q=northwood+portsmouth&rlz=1C1GCEA_enGB893GB893&oq=n&aqs=chrome.1.69i60j46i39i175i199j69i57j69i60l5.1121j0j7&sourceid=chrome&ie=UTF-8#lrd=0x48744331683d26b1:0xfd48c18a8120c52b,1,,,,

If there is anything else I can help with or if you have any questions at all, please do not hesitate to contact me.

Kind Regards

● Simon Bell

t: 023 92355777 **Portsmouth** t: 01202 520302 **Bournemouth**

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