

Your Ref:

Our Ref:

Date:



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Dear (Clients name),

Re: (Address of property to be valued).

Thank you for your recent instructions in respect of the above. I have now carried out an inspection of the property for ***** purposes and can report as follows:-

Date of Inspection	My inspection was carried out on (date).
Inspection Conditions	The weather at the time of my inspection was dry following a period of mixed weather. The property was fully furnished, and floors were fully covered.
Description	The property comprises a three-bedroom detached house arranged over two floors which I understand was built approximately *** years ago. The property comprises approximately ***m ² of gross external floor area.
Location	The property is on a modern development located within an established residential area. It is close to all usual amenities including schools, shops and public transport links. It is also close to Manchester Airport and is near to some social housing.



Avery & Co is a trading name for Philip D Avery & Co Ltd
Directors: Louise Avery BSc (Hons) MRICS, Philip Pretten MRICS
Company Secretary: Janice Avery
Registered in England No. 5193308
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Accommodation

Ground Floor:

Hallway, separate toilet, two reception rooms, kitchen and utility room.

First Floor:

Landing, three bedrooms, bathroom w/c and en-suite shower room with wc.

Outside:

There is off street parking for approximately two vehicles to the front of the property with a rear garden and detached single garage.

Construction

The property appears to be of traditional construction. The main roof is pitched and is covered with concrete tiles. The main walls appear to be of cavity construction type with a brick faced outer skin. The ground floors are of solid construction with the upper floors being of suspended timber construction.

Services

All mains services appear to be available. The property also has the benefit of a gas central heating system, fired by means of an Ideal boiler and water filled radiators. There is a hot water storage cylinder located within a cupboard that adjoins the hallway. The boiler is located within the kitchen.

Roads

The frontage road is made up and is assumed to be adopted by the local authority.

Matters Affecting Value

My valuation is based upon information provided to me, a brief inspection of the property, consideration of comparable evidence and the overall size, condition, and location of the property. It does not take into account any planning permission or development potential.

The property is in acceptable condition for its age and type. My valuation reflects the fact that there is wear and tear to some items and that maintenance, repair or upgrading will be required.

The property is located near to Manchester Airport and social housing which may have an effect on future saleability.



Matters for your Conveyancer

The tenure is understood to be leasehold. The title deeds have not been inspected and it is assumed that there are no onerous or unusual terms or provisions. Your conveyancer should advise you further. It is further assumed for valuation purposes that there are (***)years remaining on the lease, with a fixed ground rent of £*** per annum and a current service charge of £*** per annum.

My valuation assumes that the building as a whole was constructed having regard to all appropriate consents and approvals at the time of construction, and your conveyancer should advise you further.

There is a shared access to the garage and driveway and your legal advisor should ensure that the legal arrangements are adequate.

Valuation

In my opinion, a fair Market Value of the property with the benefit of vacant possession as at (date) is **£ figures (Words)**.

My valuation is on the basis of full vacant possession. No account has been taken of any tenancy or other occupancy arrangement.

Declaration

This report has been undertaken in accordance with the International Valuation Standards IVS (The Red Book). My valuation has been arrived at using the comparable method. It has been prepared for you, as our client for its intended use only, as valuation advice as at the date stated. It should not be used for any other purpose, without written consent.

Yours faithfully,

(Valuers Name and qualifications)
Avery & Co



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