



14260 - Cable - 6 Jan 2023

PDF

**Clarke & Simpson**

Chartered Surveyors

Your Ref:
My Ref: SCGC/AD/M53/14260

Ms R Cable
Threeways
Badingham Road
Laxfield
Suffolk IP13 8HT

09 January 2023

Dear Ms Cable

Re Market appraisal of Threeways, Laxfield

I was very pleased to meet you at Threeways. Thank you for asking me to provide you with a valuation of the property.

The bungalow sits in a very pleasant position within the parish away from the village itself and if you now decided to sell, I hope it would prove popular.

On the assumption there are no unusual covenants or restrictions, I am of the opinion that the value of the property with vacant possession currently lies in the region of £375,000.

When the time is right, Clarke and Simpson would be delighted to act on your behalf in the sale of the property. I would at any point be pleased to talk more about our marketing and the costs involved.

I hope this is helpful for now. Please do get in touch whenever I can assist further.

With kind regards

Yours sincerely

Stuart Clarke MRICS MNAEA
sclarke@clarkeandsimpson.co.uk



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