



Ms Clare Mitchell BSc (Hons) MRICS
Senior Property Surveyor
Property Services
Cambridge City Council
PO Box 700
Cambridge, CB1 0JH

Our ref: JEP/TT

9 December 2014

Dear Clare

Re: 1 Teversham Drift, Cambridge

In accordance with your instructions, I arranged to meet Mr Dellar at the above property and carried out a brief inspection yesterday. My visit was to indicate what I felt would be a fair price to pay for the property in the current market. I have not carried out any survey but it is obvious that the property is fairly dated in terms of its general presentation and the gas fired warm air heating system would not be acceptable to the majority of purchasers, even though the heating unit itself was replaced at some stage. The windows have had upvc double glazing installed but some of the seals have "blown" and need to be replaced.

The property is a semi detached bungalow built around 1960 and it has a good size integral single garage. It is of traditional brick cavity construction and the original flat roof was replaced many years ago with a standard tiled pitched roof. The accommodation briefly includes entrance hall, large living room, good size kitchen with basic minimum fittings, two good bedrooms, a fairly standard bathroom and a separate wc. The total gross internal floor area is around 79sqm including the integral garage and there are quite pleasant courtyard gardens to the front and rear which are probably ideal for a property of this kind. The surroundings are very pleasant, being in a small cul-de-sac on a corner site with a pleasant open aspect to the side and rear over an open green area with some fine mature Beech trees. A good deal of updating is required to bring the property up to modern standards but it is in quite a desirable location and there are few bungalows generally in this area as a result of which, I would anticipate quite a strong demand if it were placed in the open market. I am of the view that it would fetch a minimum of £250,000 and might well make £10,000/£20,000 more than this in what is currently a relatively unpredictable market. I hope this provides all the information you need but if I can be of further assistance please do not hesitate to let me know. I will add the agreed fee to our normal monthly valuation invoice, unless you tell me otherwise.

Yours sincerely

John Pocock FRICS