



A buyer's guide

# 24 Valley Road, CR8 3BR

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## Listing History

Date	Event Type	Agent	Price
2018-07-23	First listed	Foxtons	£700,000
2018-09-14	Price reduction	Foxtons	£675,000
2018-11-06	Price reduction	Foxtons	OIEO £650,000
2018-12-19	Withdrawn	Bairstow Eves	N/A
2019-12-18	First listed	Streets Ahead	£650,000
2019-02-04	Price reduction	Streets Ahead	£625,000



## Sale History

Date	Event Type	Price
2009-09-04	Sold	£372,000
1994-11-30	Sold	£102,500



## Market insights

4 bedroom properties within ¼ mile of your property in the last 6 months

Avg. Current List Price

**£578,000**

Avg. Time to Sold

**119 Days**

Offers that fall through

**0%**

Avg. Reductions in List Price

**£43,750**

Rental value (approximately)

**£1,700/month**

Estimated gross rental yield

**3.4%**

# Comparable recent sales



3-5 bedroom houses within ½ mile radius

[Click](#) the address to see the home listing on Rightmove

## [46 Eskdale Gardens, CR8 1EZ](#)

**Sold** For £590k (Nov 2018)

First listed for £630k in Mar 2018

- Slightly larger internal living area (1,367 sq ft)
- 4 bedrooms
- Large garden
- Semi-detached

## [54 Derwent Drive, CR8 1EQ](#)

**Sold** For £560k (Nov 2018)

Listed for £575k in July 2018

- Detached property
- 4 bedrooms
- Similar size, excluding garage (1,200 sq ft)
- In need of modernisation throughout

## [9 Grisedale Gardens, CR8 1EN](#)

**Sold** For £625k (Apr 2018)

Listed for £625k in Dec 2017

- 5 bedrooms
- Large landscaped garden
- Similar interior condition
- Semi-detached

## [12 Eskdale Gardens, CR8 1EZ](#)

**Sold** For £570k (Nov 2018)

First listed for £600k in Mar 2018

- Slightly larger internal living area (1,367 sq ft)
- 4 bedrooms
- Large garden
- Semi-detached

## Property Summary

# 24 Valley Rd.

The house is located on a fairly quiet residential road and is presented in very good interior condition. The property's exterior is attractive, and there is great potential to extend both to the side and rear of the property as it lies on a large plot.

The property has ample living space on the ground floor with a good layout. The 1st floor of the property, however, has been reconfigured to work as a 4 bedroom house and as a result two of the bedrooms are slightly on the small size.

There have been a few similar properties brought to market in the last 12 months which are similarly sized, either semi-detached or detached, with equally large gardens. The comparables included on the last page give an indication of the prices that have been achieved for the most similar types of house.

This house is on a great plot of land, and has a lot of potential for extending - as do a lot of the other similar properties in the area. It is move-in ready and would make a great family home!



Valuation Estimate

**£595k-£620k**



Pros:

- Large mature gardens
- Excellent interior condition
- Potential to add value
- Off-street parking



Cons:

- Upstairs is slightly cramped (2 of 4 bedrooms fairly small)
- Small family bathroom
- Downstairs W/C accessed from the outside of the property

# Thanks

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