



A buyer's guide

58 Valley Road, CR8 5BQ

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Listing History

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| 2018-12-19 | Withdrawn | Bairstow Eves | N/A |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



Sale History

| Date | Event Type | Price |
|------------|------------|----------|
| 2008-09-04 | Sold | £350,000 |
| 1995-11-30 | Sold | £101,000 |



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

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

Sold For £540k (Nov 2018)

First listed for £560k in Mar 2018

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

Property Summary

58 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.

There have been circa. 20 viewings and several offers, all in the mid-to-high 500s which is not been enough to facilitate the vendors onward plans. The agent selling the property expects it to go for somewhere in the early 6s, the issue being that it was listed at the wrong price for too long initially.

This house is on a great plot of land, and has a lot of potential for extending. It is move-in ready and we think that it would make a great family home!



Valuation Estimate

£600k-£625k



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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