



# BEASLEY & PARTNERS

3 Edwin Close, Bow Brickhill, Milton Keynes, MK17 9JX



· Buying · Selling · Letting ·



## Market Appraisal Report

25/02/2026

**Prepared for Ms Louise Norwood-Grundy  
3 Edwin Close, Bow Brickhill, Milton  
Keynes, MK17 9JX**

### Introduction

Firstly, I would like to thank you for giving Beasley & Partners the opportunity to undertake an appraisal to determine the current value of 3 Edwin Close. This report outlines our recommendations for the successful marketing and presentation should you decide to sell your home.

### Valuation

#### Guide Price

After careful consideration, if we were placing your property on the market in the near future, I would suggest the optimum asking price is in the region of **£700,000**.

You will appreciate that we have not carried out a formal survey and instead our advice is based on

our professional knowledge of the housing market.

### Marketing & Presentation

#### Discreet Marketing

Some of our clients prefer their property to be marketed discreetly, perhaps without a for sale board or sometimes without any internet advertising. We are happy to accommodate all our clients requirements in this respect and can then easily switch to a full marketing programme should circumstances change.

#### Sales Particulars

A draft of our sales particulars will be prepared and forwarded for your approval in line with the Consumer Protection Act.

#### Photographs

A selection of coloured photographs will be used on our sales particulars with further photographs available online, including a variety of internal

and external shots of features of the property or views from it.

### **Internet Advertising**

Over recent years internet advertising has established itself as the number one choice for searching for property. We advertise extensively on all the major websites ensuring your home has the best coverage possible.

### **Full Brochure**

Many of our clients prefer a brochure. We are able to produce a stylish, multi page brochure in a matt finish.

### **Floor Plans/3D Mapping**

We offer floor plans along with the latest technology in 3D Mapping, a virtual walk through of the property.

### **For Sale Boards**

With your permission, we will erect one of our distinctive For Sale boards in a prominent position to attract local interest. In today's market it is important that every opportunity is taken to promote the sale of your home with the aim of reaching the maximum number of potential buyers.

### **Prospective Buyers**

We have an extensive list of buyers already registered with our office and also have a bank of retained clients from relocation companies to investment buyers. We constantly receive new buyer enquires from our prolific advertising and thoroughly qualify every lead to make sure no opportunity is ever missed.

### **Viewings**

We guarantee to accompany all viewings and this allows us to be able to give you direct feedback. All viewings are undertaken strictly by appointment and confirmed with you.

### **Market Conditions**

Price is still a key factor and local experience is proving that correctly priced properties are attracting buyers and selling within a reasonable timescale.

### **Terms of Business**

We work on a no sale, no fee basis allowing our performance to speak for itself. In this instance our fee would be 1.25%+VAT of the final selling price, payable upon completion. We also charge £249+VAT for marketing, again payable upon completion.

### **About Us**

We are a firm of independent estate agents dedicated to dealing with all property matters. Our highly experienced and friendly staff take great pride in their profession, whether buying or selling, they will be happy to help at every step along the way, using their knowledge to smooth the path and overcome any obstacles. A very personal service from start to finish!

### **We Also Offer the Following Services:**

#### **Mortgage Advice**

Independent mortgage advice with access to the entire market.

#### **Solicitors**

We have a panel of competitively priced solicitors that will find the service that best suits your needs and also offer a No Sale No Fee service.

#### **Conclusion**

I hope that you find the contents of this report helpful in making the appropriate decision regarding the sale of your property. We feel confident that our enthusiastic approach, together with a positive attitude should be instrumental in securing you a suitable purchaser.

I shall be delighted to act for you whenever you are ready and look forward to your instructions to begin marketing.

Yours sincerely

**Charley Gregory**

Charley Gregory  
Senior Property Consultant



Beasley & Partners is an independent Sales and Lettings Agency which was founded in 1994. The office is in the centre of Woburn Sands High Street and covers all of the surrounding villages and areas of Milton Keynes. Peter Beasley has over 30 years experience as an Estate Agent in these areas. Together with his team, he has developed a company renowned for its local knowledge and professional expertise in all aspects of the property market.

Whether you are selling, purchasing or renting a property, we offer a comprehensive range of services which can be tailored to suit your own personal requirements. We endeavour to provide an efficient and reliable service and we pride ourselves on the long standing and loyal relationships we have built over the years through our friendly and approachable attitude.

We sell and rent all shapes and sizes of property, nothing is too small or too large for us.

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