Dear Mr Evans,

Thank you again for inviting me to carry out the market valuation on your property.

Following our valuation, I am pleased to confirm that, in my opinion, the property's current market value is in the region of **£650,000 to £700,000.**

Based on your priorities, I would recommend we commence marketing at **£695,000**. This price point is designed to attract the right level of buyer interest early, while giving us the best opportunity to negotiate strongly once we have real market feedback.

I confirm that we are currently offering a commission rate of **2% plus VAT,** which, at a sale price of **£695,000**, would be **£16,680 inclusive of VAT**. We work on results — therefore, if we do not find you a buyer, **No Sale, No Fee** will apply.

Yours sincerely,

Barnaby Hill