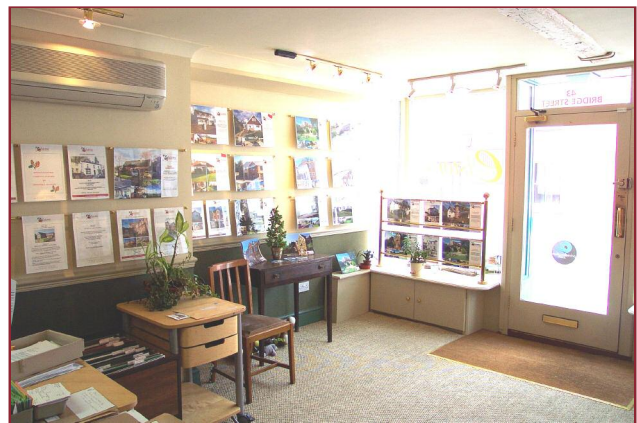


**MONMOUTHSHIRE
(AND ADJOINING COUNTIES)**



**ELSTONS – WHY YOU SHOULD INSTRUCT US TO SELL YOUR
COUNTRY VILLAGE AND PRESTIGE PROPERTY**

WHY USE ELSTONS TO SELL YOUR PROPERTY ?

BECAUSE

We specialise in your type of property.

- We are fast
- Efficient
- Professionally qualified RICS
- Realistic Valuations
- Personal skilled staff/team
- We care about people more than buildings
- Do the viewings for you if at all possible

We can obtain the best price for you because of

- Good clear sales particulars
- Good colour photography
- The best website around see www.elstons.co.uk
- Over 1000 buyers registered
- No central beaurocracy
- Our solid reputation
- Over 25 years experience
- Modern office and communication
- We know the market backwards!

If you are considering using another agent ask yourself :

- Is he qualified and to what extent?
- Are the valuations given sustainable or will they ask you to reduce the price within weeks ?
- Do their properties "stick" and stagnate?
- Do they qualify their valuations by reference to properties actually sold recently

What about the cost ?

- Are you looking for the cheapest agent to sell your most valuable asset ?
- Are you looking for the best agent and prepared to pay a reasonable fee for the service ?
- Our fees include :
Colour Brochures
Best Internet Presence
Local Advertising
Accompanied viewings where possible



SOLD

We are not the most expensive agents nor the cheapest. We charge 1.5% of the sale price + Vat to include the above essential high quality services. We like to think of ourselves as

Proclamation. "We have not tested the appliances, central heating or services. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase. "None of the statements contained in these particulars are to be relied upon as representations of fact". Measurements are all approximate and should not be relied upon without further verification.

among the best.

- No sale no fee
- Verbal valuations for genuine sale purposes are FREE
FREE FREE FREE
Call us today (01291) 672138
Freephone 0845

Can you trust us ?

- Yes – ask around. We act only on sole agency so the buyers can trust us too to know about any other offers.
- Find out when we come to advise you.

You decide, it's your decision !



SOLD

What else ?

- 10% of our profits go to charity
- Ethics are important to us
- We will fully test the market. It will be the market which decides the sale price.
- We will strive to obtain the best price possible. You are our client not the buyers.
- We look forward to doing business with you.



SOLD

In any case GOOD LUCK with your sale ! But better than chancing to luck instruct

ELSTONS TODAY !