xcribe:

£410,000 offer on 14 Elm Road after viewing

Hannah Clarke · Tue 24 Nov 2026, 17:20

Summary

You followed up with Hannah Clarke after the viewing at 14 Elm Road and she said they loved it — the garden was exactly what they wanted and the kitchen was lovely. Their worries were the 14-year-old boiler and the bathroom needing work, and you offered to send the service history. She made an offer of £410,000 against the £425,000 asking price, and you confirmed they are chain-free first-time buyers with a mortgage in principle up to £420,000. You agreed to put the offer to the seller tonight and to cite the boiler as their reason. If it's refused, you pencilled in a second viewing for Saturday at 10am so her dad can look at the roof, with confirmation either way tomorrow.

Key points

- Hannah and her partner loved the garden and kitchen at 14 Elm Road
- Concerns raised over the 14-year-old boiler and the bathroom needing work
- They offered £410,000 against an asking price of £425,000
- First-time buyers, no chain, mortgage in principle up to £420,000
- You agreed to present the offer tonight and mention the boiler
- Saturday 10am second viewing provisionally booked so her dad can check the roof

Decisions

- £410,000 offer to be put to the seller tonight
- Second viewing pencilled in for Saturday at 10am, to be confirmed tomorrow

Action items

- Put Hannah's £410,000 offer to the seller, citing the boiler as the reason
  You · tonight (2026-11-24)
- Confirm either way whether Saturday's 10am second viewing goes ahead
  You · tomorrow (2026-11-25)
- Send over the boiler service history
  You
- Attend a second viewing so Hannah's dad can look at the roof
  Hannah Clarke · Saturday (2026-11-28)

Promises

- Put the £410,000 offer to the seller tonight and mention the boiler as the reason
  You · tonight (2026-11-24)
- Send over the boiler service history
  You
- Confirm either way about the Saturday viewing
  You · tomorrow (2026-11-25)

Written up by Xcribe. “You” means the person who recorded this conversation.