



Our Guide To Showcasing Your Home

- **it's time to finish off those jobs...**

Have you been threatening to mend that cupboard or fix that towel rail? Well it's time to get to work. You don't want prospective buyers becoming distracted by these small problems.

- **could your home do with a lick of paint?**

When was your home last decorated? Are there any marks on the walls? Many homes could benefit from a lick of paint here and there to make the rooms look brighter and generally more attractive. You'll find that plain colours will help to give the illusion of a larger room.

- **clean from top to bottom**

A clean, uncluttered home will be attractive to potential buyers. Make sure you clean throughout the property from top to bottom

- **keep it neat and tidy**

For some households it'll be time to get rid of all the junk you've built up over the years. Try and keep all rooms as clear as possible, that way viewers will be able to see the potential of the rooms more clearly.

- **lighting**

Don't leave your viewers in the dark. Change that faulty light bulb and make sure all dark areas are well lit. This will make your property seem much larger. Think about the way your furniture is laid out, sometimes you can create the illusion of a much larger room by simply moving your furniture around.

- **the kitchen**

Pay particular attention to the kitchen. Make sure all the surfaces are cleared of any clutter. Make sure all your appliances are clean – your prospective buyers will be trying to imagine what it would be like to cook in your kitchen. Some kitchen units can benefit from a quick paint job and new handles to make them look like brand new.

- **bathroom**

Make sure you go to work on the bathroom. Keep it aired and clean and make sure any mould is removed. Maybe it could benefit from a lick of paint or some fresh grouting?



- **view from the street**

Remember, the first time a potential buyer will view your property is usually from the roadside. There's no point in doing all the work on the inside of your home if the outside turns off buyers. So fix that fence, paint that front door, and clean those windows...

- **get green fingers**

Is your garden overgrown? Or full of weeds? Then get out there! A cared for, colourful garden can make your property a much more attractive proposition. Get the lawnmower out and plant some flowers to give your garden a quick makeover.

- **keep your pets away**

You love your pets, but will potential buyers? When you start showing people your home, arrange to keep pets out of the picture. Maybe at the home of a friend or relative. That way buyers won't be distracted by them, and your pets won't bring smells, hairs and dirty paw prints into your freshly spring cleaned house.

- **go green**

With green issues high on the agenda making your home greener by installing energy saving technology like cavity wall insulation and central heating controls could help you sell it even quicker, and could add to its value.