

# Presenting Your Property

## First Impressions Count!

A little effort can make all the difference in terms of getting the best price in the quickest time. Here are our top tips on how to present your home to achieve this.



## Interior

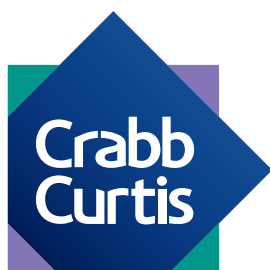
- ▶ Tidy up throughout the property and where necessary put things into storage. The less clutter there is, the greater the space feels. For example, clearing out cupboards or having them neatly stacked will make them look bigger.
- ▶ Clean the property throughout, particularly the kitchen and bathroom. These two rooms are highly important factors in whether a buyer will show more interest in a property as they are the costliest things to change.
- ▶ Set the rooms as they should be used - make sure that the master bedroom is set like a master bedroom and doesn't have the kid's beds just because it happened to be the biggest room.

- ▶ General condition - finish off all the small jobs around the property that you have been putting off, for instance oil all of the door hinges, repair any dripping taps, or repaint any chipped paintwork. Make sure all the lights work and replace any faulty bulbs or switches, and place light shades where there are none.
- ▶ Make sure that the property as a whole is aired and smells attractive - for example get rid of animal odours, and cigarette or food smells from in the house.
- ▶ Finishing touches are important - think of ways to brighten up your home, for example making sure that all the mirrors and windows are all clean, and having fresh flowers throughout the house.



## Exterior

- ▶ Freshly paint all walls and railings if appropriate and clean windows.
- ▶ Make sure that your front door is pristine as this is one of the major focal points of a house.
- ▶ Ensure that the front garden is in its most presentable condition and that all lawns are mown, and all hedges and plants trimmed and well presented.



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