

- Estate agency
- Property letting
- Independent property advice

A personal approach to professional property services.

How to prepare your property for sale

If you need help or advice on how to best prepare your property for sale, Mavor & Co can help.

First impressions count

House buyers form their impressions very quickly - indeed research shows that half of all buyers make the final decision before they even get inside the front door! So that is where you must start!

Look at your property from the outside.

Stand in the street at least 100 yards away from your property. Take a good hard look and try to see it through the eyes of someone who has never seen it before. What do you see? Have the neighbours' houses been decorated more recently than yours? If so consider redecorating at least the front elevation.

How is your property framed?

What do you see as you move closer? Are any tiles missing from the roof! Does the hedge need trimming? Is the front fence in good condition? Does the front garden need tidying? Does the gate operate smoothly? Is the front door in good decorative condition? Are there cobwebs in the porch? Does the door bell work?

Step inside

Open the front door and step inside. Take a long critical look at the entrance hall. Bear in mind that it is the first room that potential purchasers will see and consider whether any work is necessary to brighten it up. Before you leave the entrance hall think carefully about what order the rooms in the house should be shown in. It is important to ensure that buyers see the most attractive rooms first.

Take a tour of your property

Go round the house in the order that purchasers will see it and check each room thoroughly. In particular look for the following:

- Does any room need redecorating?
- Are there any stains or damp patches?
- Are there any cracks?
- Do the carpets need cleaning?
- Do any light bulbs need replacing?
- Are any windows overshadowed by trees or foliage?
- Are the windows dirty?
- Is the garden tidy?
- Are the fences in good order?

At Mavor & Co, we can offer an independent, objective viewpoint and advise you on how best to prepare your property for sale. If required, we can even put you in touch with trusted and competitively priced tradespeople who can help you in this process.

If you are thinking about selling your home and would like a free, no obligation consultation, call Mavor & Co now on **01506 870204** or [use our Contact Form](#) and one of our team will call you shortly.