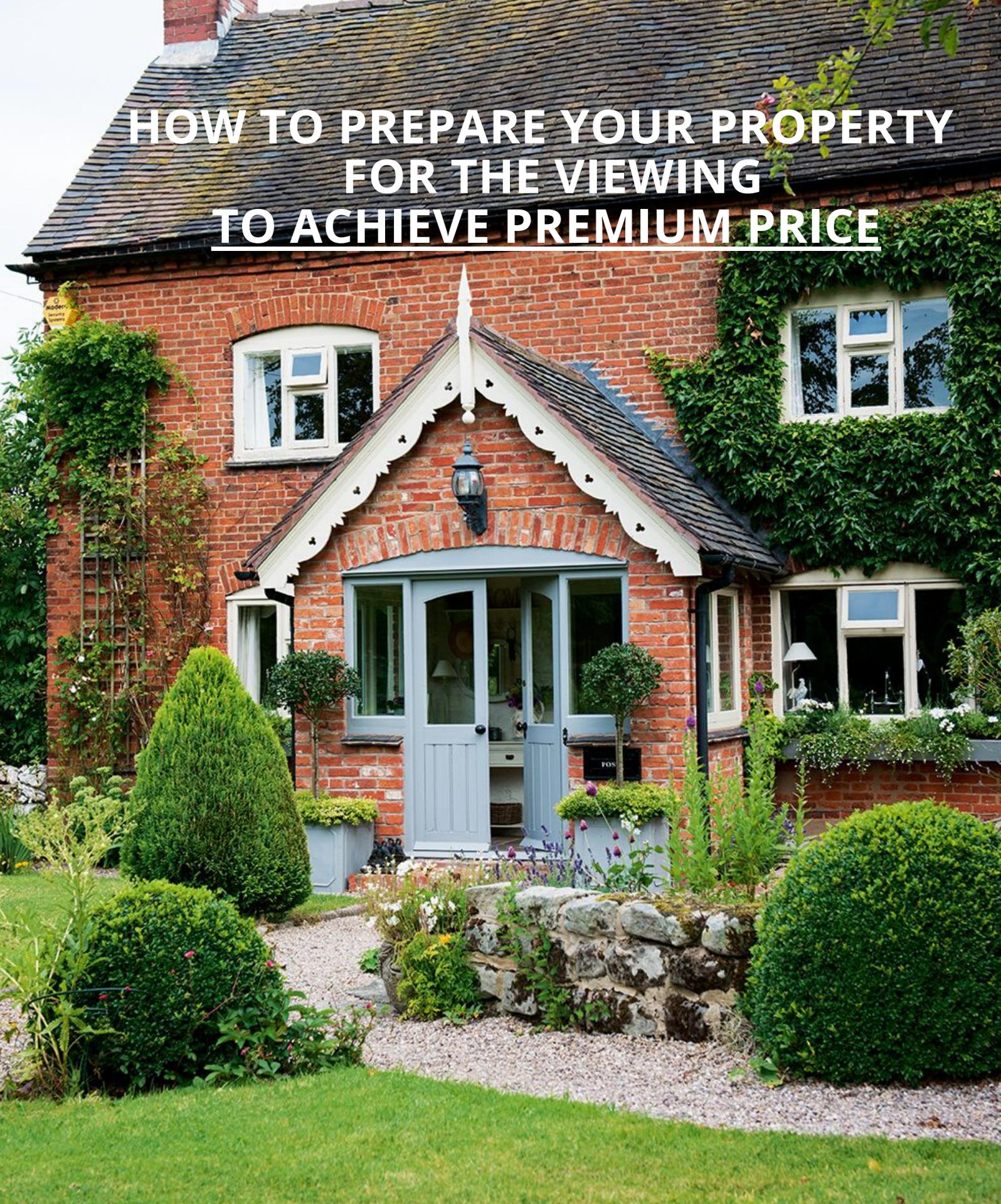


# HOW TO PREPARE YOUR PROPERTY FOR THE VIEWING TO ACHIEVE PREMIUM PRICE



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## It's all about First Impressions . So here are our Top 10 tips to gain a swift sale at the right price.



1. **Parking:** If there is no off-road parking, try to ensure there's a free space outside your property for your viewers when they arrive.

2. **The Walk-up:** Make sure the approach to the front door looks its best. Put wheelie bins out of sight, tidy-up, cut any grass.

3. **Paintwork:** Ensure the exterior paintwork, especially around the entrance, is clean and if needed, touched-up.

4. **Welcome:** When we introduce your viewers, a warm smile will go a long way in making them feel welcome into what could be their new home.

5. **Timing:** When arranging viewing times, make sure your home is as quiet as it's going to get and that mealtimes are over and tidied away.

6. **Clean & Fresh:** Make sure the kitchen and bathroom are spotlessly clean and that there are no lingering cooking aromas... Unless it's fresh bread or coffee!

7. **De-clutter:** Open floor space creates spaciousness. So keep rooms as clear as possible, paying special attention to de-cluttering spare bedrooms and box rooms.

8. **Be prepared** for viewers to look everywhere! They will want to see inside built-in cupboards and storage spaces and to look at the boiler, heating controls etc. Make sure there is access to any loft space and outbuildings, especially if it's a second viewing.

9. **Back garden** or garage, try to make them look as tended and clear as possible. We all use the shed for storing the patio furniture, BBQ and kid's garden toys but asking a friendly neighbor to help out with storing them for a couple of weeks is always a good move!

10. **Warm, Light & Bright:** If there's one thing that makes a lasting impression, it's viewing a home that is comfortable, light and bright. So make sure all rooms are pleasantly warm yet well-aired, have the curtains drawn back, blinds opened with the lights on in the evening.



**FOLLOW OUR SIMPLE 10 TIPS TO ENSURE  
YOUR PROPERTY IS IN BEST LIGHT DURING YOUR VIEWINGS**