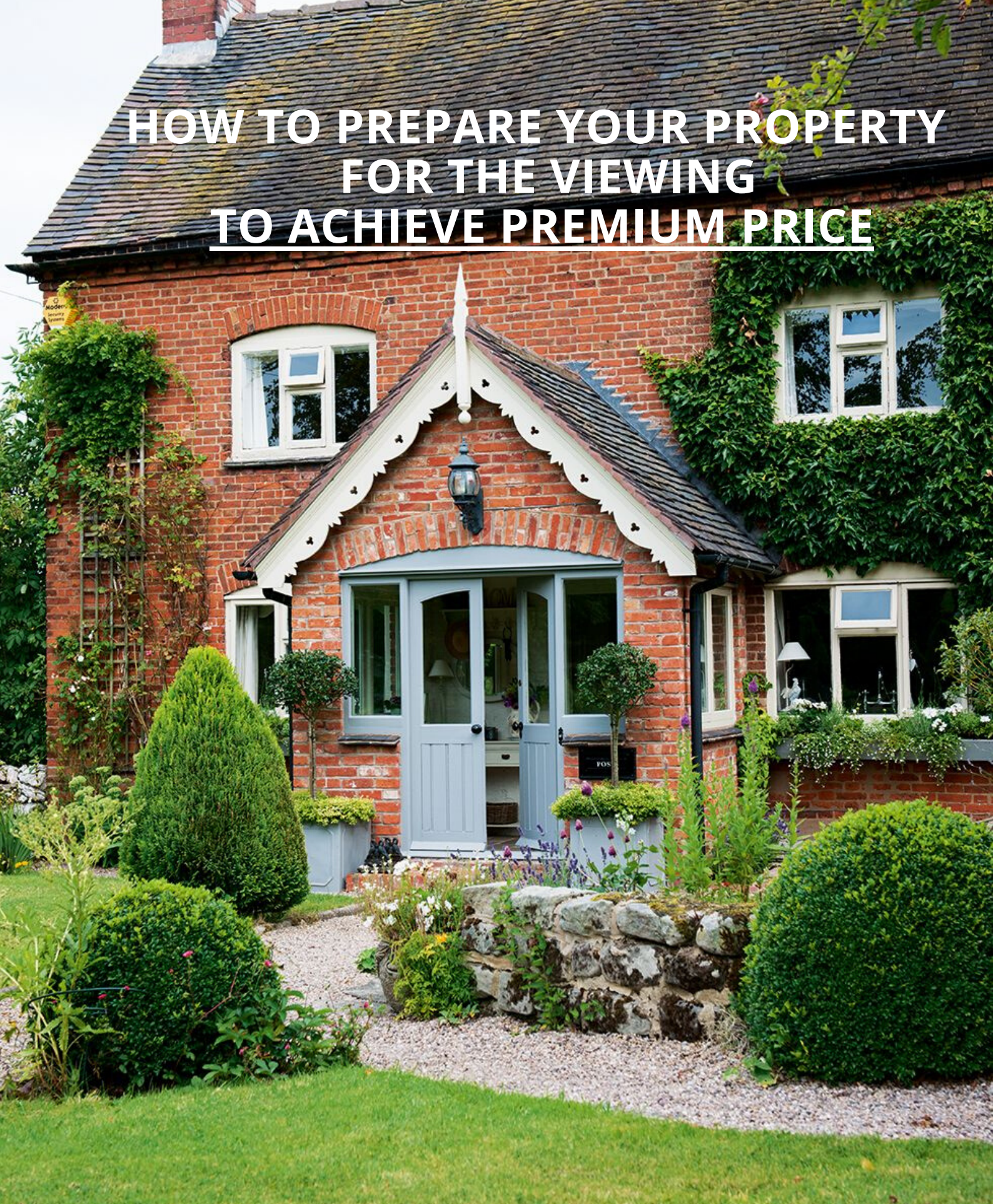


HOW TO PREPARE YOUR PROPERTY FOR THE VIEWING TO ACHIEVE PREMIUM PRICE



11 CHURCH TERRACE WISBECH PE13 1BL

01945 461116

WWW.VALIANTPROPERTIES.CO.UK





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**