



Ms. Angie Smith  
13 Grange Avenue  
Leicester

9<sup>th</sup> May 2007

## **PROPERTY PRESENTATION REPORT**

**13 Grange Ave, Leicester.**

### Scope of Report:

To assess the above property and make recommendations in order to both maximise the value and the speed of sale.

### Overall Impression:

A detached 3 bedroom, two story property with two reception rooms, kitchen, one bathroom and spacious back garden.

The house is valued at £220,000 which is at the top of the range in this large street. However, the property kerb appeal lacks any welcoming features and seems to have been neglected. This is a problem as actually the interior of the house shows good signs of being well looked after. Still this house is not presented to its best advantage. Some rooms feel cluttered and have no clearly defined function. Also dogs living in the house are often an issue for most of potential buyers. Although this is a problem that can be easily dealt with, owner must be prepared to accommodate some necessary temporary changes until sale is finalised.

This report recommends a number of cosmetics changes that can be made to improve presentation of the property and maximise its chances of achieving a fast sale at the best possible price.

*Prepared by,*

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### Kerb Appeal Diagnosis

- No welcoming details near front door sends out signals that this property is not well cared for. No visible flowering plants. Front bushes are overgrown blocking the view to the front and giving a feeling of negligence.
- House number not visible
- Front wall looks dirty



### Prescription:

#### Wall/Windows:

- Wash the white wall on the top of the front door.
- Paint white the fence wall.
- Place white plant containers under 1st floor windows and bow window. Put in seasonal flowering plants to add some colour.
- Windows should be clean inside and out and window ledges cleared of clutter. Window dressings hung symmetrical.
- Paint the wooden fence white.

#### Front door:

- Polish door furniture
- Place small pots with shrubs cut in a round shape at either side of the door
- Replace the number plaque for one that will be able to be seen from the street
- Pay attention to the doormat, replace if worn out.

#### Front Garden:

- Tidy and trim all overgrown plants and shrubs making sure front door is well visible.
- Keep the grass well trimmed.
- If possible park the car inside the garage.

#### Lighting:

- Ensure that the light and front door bell are fully functional.

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### Entrance, Hall, Stairwell Diagnosis

- Clean and Tidy but looks rather bared.
- Lack of furniture.



### Prescription:

#### Walls:

- walls are in good condition so leave as they are.

#### Floor:

- in very good condition. Leave as it is.

#### Furniture:

- Cover radiator that will create a place to leave keys etc at the same time.

#### Lighting:

- Make sure hall lighting is on to create a welcoming feel.
- The lamp shade should be replaced for something more contemporary and preferably moved to the centre of the hall.

#### Accessories:

- a small rug would add colour and interest as well as warmth to the hall.
- Replace curtains with a blind in a textured fabric but in a neutral colour.
- Place a couple of uneven height candles on one side of the radiator cover and a deep decorative bowl of neutral colouring where one could keep door keys.
- Mirror stays as it is.
- Remove flower vases.
- A full size mirror on the opposite wall can add a lot of light and make the hall appear more spacious.

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### Dining Room Diagnosis:

- Too many pieces of misplaced furniture do not let appreciate the size of the space.
- Clutter.
- Bold red colour curtains may not appeal to all potential buyers.
- No focal point.
- The room has no clearly defined function It is currently being used not only as a dining room but as a tv room and office as well.
- Pet aloud in the house may be a problem for certain buyers.



### Prescription:

#### General:

- it will be very important to make sure dogs are not in the house when property is on show. It's a good idea to take them for a walk in the meantime for example.
- De-cluttering the space will make a big impact. Office furniture (computer desk, book cases, desk chair) and accessories must leave this room.
- Get rid of TV and clear tops of remaining furniture.
- Plant can stay were it is.

#### Walls:

- good condition and neutral colour. Leave as it is.
- Replace fan with a mirror and a contemporary work of art on opposite wall.

#### Floor:

- Good as it is.
- A rug on a soft neutral colour matching curtains will bring the scheme together and anchor the table as the focal point.

#### Furniture:

- Rotate table 90° .
- Move small side table to opposite wall, centred.
- Slide big side table to where the small one was, leaving window free to hang long curtains.
- Paint radiator same colour as wall.

#### Lighting:

- Replace the lamp for a more important feature, such as a simple contemporary chandelier to hang over the table. It will help form the focal point of the room which will be the dining table.
- A table lamp on top of the big side table could provide more light if needed.

#### Accessories:

- Replace red curtains with soft neutral full length curtains which will give a more formal look, suitable for a dining room.
- Remove red curtain over doors.
- Dress table with a runner matching colours of rug and curtains and create a central feature

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	<p>with fresh flowers. They must be kept fresh and change water often.</p> <ul style="list-style-type: none"><li>- A couple of vases and/or ornaments can be arranged over side tables to add interest and warmth to the room.</li></ul>
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### Kitchen Diagnosis:

- kitchen in general good condition.
- Presence of pets beds and feeding bowls may upset some viewers.
- Clutter.
- Surfaces in good condition.
- The right colours have been chosen to keep this kitchen feeling open and light.



### Prescription:

#### General:

- De-clutter the kitchen surfaces.
- Relocate all dog's belongings. Preferably in the garage or loft as long as house is on show.

#### Walls:

- tiles are very good. Painting the stark white wall a warmer tone will make the space feel cosier.
- Replace hanging hat for artwork.

#### Floor:

- Stays as is.

#### Furniture:

- Placing a small round breakfast table with a couple of slim chairs on the corner where dog's bed is will show a better use of a space and add a new dimension to the kitchen.

#### Lighting:

- Good as it is.
- It may be convenient to place a standing lamp on the corner where the breakfast table will be to add light to the new space.

#### Accessories:

- Hanging cups can stay. Otherwise remove all plastic accessories and use the wooden artefacts as decoration. In tone with the pine furniture in the rest of the house.
- Place some flowers or a plant on top of round table and a small bouquet on corner by the window to bring some life into the space.
- Roll up blind completely. Take full advantage of the open view.

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### Living Room Diagnosis:

- Bold curtains stand out taking over from the lovely views to the garden.
- Furniture is misplaced and it just creates a long corridor instead of living spaces.
- Fire place is not considered as a focal point.
- TV is overpowering.
- Lamp shades are too heavy and outdated.
- Dog toys.
- Good use of flower arrangements and plants.
- Sofas in good condition and good colour.
- Good use of mirror opposite window.



### Prescription:

#### Walls:

- Good condition. Existing paint colour is fine.
- Artwork needs to be re arranged. Possibly necessary to include a couple of new paintings.

#### Floor:

- Remove small red rugs.
- Given this carpet is not new like the rest, it would benefit with a couple of rather medium size rugs in a darker neutral shade to re-vamp it and help create focal points.

#### Furniture:

- TV should be relocated to a less obvious position, or hidden inside a unit.
- Furniture needs to be re arranged: rotate double sofa to face window. It will also create a separate space making the room feel bigger. Bring other small sofa under right window. Move side table in order to cover the back of the sofa that's facing big window. Remove all folders and only leave some books and accessories to decorate it.
- Remove red throw from second sofa and leave it as it is.
- Rearrange small tables around fireplaces and sofa. Flower arrangement on corner is fine.
- Paint radiator same colour as wall.

#### Lighting:

- Change pendant lights for a more contemporary design. The same applies to the standing lamps.

#### Accessories:

- Remove any dog toys or accessories.
- Add a tall plant to the left of the door where TV used to be to add a much needed vertical line.
- Place Full length neutral curtains which could have details that catch colours in fireplace and rugs. Use same fabric to create blinds for smaller windows.
- Re decorate mantelpiece, side table, coffee tables.
- Add some scattered cushions that will pick from colours on curtain's fabric and bring some colour to sofas.

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### Master Bedroom Diagnosis:

- Lacks prominence of a master bedroom.
- Curtain colour is fine but contrast too much with walls. They can be re used.
- Bed linen is adequate but looks untidy.
- Lack of artwork and accessories makes the room feel sterile.
- Clutter in the floor.



### Prescription:

#### Walls:

- In good condition and right colour so leave as is.

#### Floor:

- Leave as is.

#### Furniture:

- rotate bed to face window and place bed side tables on each side.
- Change opening of the door to face window instead of wall.
- Bring side table from 2<sup>nd</sup> bedroom and place against wall.
- Paint radiator same colour as wall.

#### Lighting:

- Replace lamp shade for a more contemporary design of bigger size. Same applies to standing lamps.

#### Accessories:

- Replace yellow curtain for ones of softer fabric in a lighter colour. Make them appear in a way they don't block the view too much.
- Remove accessories from window.
- Leave mirror on top of bed to reflect light.
- Add some artwork on left wall. Three paintings in a row will work very well.
- Dress the bed carefully avoiding wrinkles in duvet and place a few scattered cushion of different textures as well, matching colour scheme chosen with curtains. This will give the room a more luxurious feel.
- Use candles, and a few personal items to decorate the side table and give the room some character.
- Remove bath robe from the door as well as clutter in the floor which may imply lack of storage space.

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### Bedroom 2 Diagnosis:

- Looks small and messy and gives the impression of having poor storage solutions.
- Room lacks life and any inspirational items eg. Artwork. Not enough is made of the potential of having a 2<sup>nd</sup> bedroom of this size.
- Even though wall colour may not have been 1<sup>st</sup> choice, it's in too good a condition for it not to be used. It will be very important to arrange a colour scheme that will soften the lilac and change the room into a modern looking space.
- Clutter




### Prescription:

- Walls: good condition, leave as is.  
 Insert text here
- Curtains should be replaced by full length ones in a neutral colour that will blend well with wall colours as well as toning it down. I suggest to use 109. Welcome from Little Greene as reference colour.
- Furniture: Paint radiator same colour as walls.
- Lighting: Paint radiator same colour as walls.
- Accessories:
- Floor:
- leave as is
- Furniture:
- Remove spare bed and all other clutter and storage it in Loft.
  - Leave both coverts where they are as the room needs storage space. Paint them in a shade of 109. Welcome colour.
  - Leave bed as is with side tables on each side.
- Lighting:
- replace pendant light for one with a more contemporary design.
  - Bedside table lamp can stay, just replace shade to match colour scheme of the room.
- Accessories:
- Place artwork on top of the bed. A collection of framed black and white photographs would go well here.
  - Replace linen with one of similar colour to 109. Welcome. It must not be white.
  - Place a few scattered cushions. Choose them in different shades and sizes to add interest.
  - Bring towel rack from 3<sup>rd</sup> bedroom (which should be painted like the coverts) and dress it with a woollen throw of delicate colour and texture in harmony with the room.
  - Place a mirror on top.
  - Decorate the top of the lower covert with modern storage boxes in faked leather in different sizes.
  - Place a small arrangement of flowers on one of bed side tables to add life.

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<p><b>Bedroom 3 (Box Room) Diagnosis:</b></p> <ul style="list-style-type: none"> <li>- Although walls and carpets are in good condition, this room has no function and is not being used at its full potential, which viewers may find difficult to imagine.</li> <li>- Clutter</li> </ul> 	<p><b>Prescription:</b></p> <p>Walls: Insert text here</p> <ul style="list-style-type: none"> <li>- Leave as is.</li> </ul> <p>Floor: Leave as is.</p> <p>Furniture: Leave as is.</p> <p>Lighting: Leave as is.</p> <p>Accessories: <ul style="list-style-type: none"> <li>- Bring office furniture from dining room. Place desk against far right wall with chair. CD rack should go beside window on the left and bookshelf on opposite wall to desk.</li> <li>- Very important to keep all surfaces de-cluttered and tidy.</li> </ul> </p> <p>Lighting: <ul style="list-style-type: none"> <li>- Leave as is.</li> </ul> </p> <p>Accessories: <ul style="list-style-type: none"> <li>- Bring red curtains from living room and matching red rug to add some colour to the room.</li> <li>- Use folders and books as decorative pieces to dress bookshelves and desk. Mix them with real deco pieces in between and leave some spaces empty.</li> <li>- Place a vase with flesh flowers on top of bookshelf.</li> <li>- Hang artwork on top of desk. A peaceful horizontal landscape would work well here.</li> </ul> </p>

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### Bathroom Diagnosis:

- Looks messy and as if storage is not good enough.
- Good quality white bathroom suite.
- Tiling in good condition.
- No colour scheme in place makes it look clinical and unwelcoming.



### Prescription:

#### Walls:

- good condition, leave as is. Replace artwork on wall for something in a chrome frame with a contemporary feeling.

#### Floor:

- leave as is.

#### Furniture:

- replace green toilet lid for a wooden one to match the bath wood panel.
- Replace golden paper holder for a modern chrome one.

#### Lighting:

- stays as is.

#### Accessories:

- scheme chosen is white, wood and chrome with natural accessories such as bamboo shoots and oriental bathroom toiletries and accessories. Colours in towels should be different shades of sage greens.
- Leave mirror and chrome shelves as it is but important to decorate shelves appropriately.
- Fold towels and place them in shelves instead of hanging them.
- Remove all clutter from wooden shelf as well as bin.
- Place vase with bamboo shoots on window
- Replace shower curtain for a more contemporary design.

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**Rear Garden Diagnosis:**

No pictures were supplied.

**Prescription:**

Insert text here

Walls:  
Floor:  
Furniture:  
Lighting:  
Accessories:

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