




# Guide

On  
Things You Can  
Do To Increase The  
Value Of Your Home

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property



With property being one of the best investments, we all want to make sure that we are adding the most value possible to our homes! The easiest and most budget friendly way to do this is to improve what you already have!

Here are 10 things you can do in terms of improvements and some additions that will increase the value of your house!

Remember to get a valuation on your property before starting any upgrades!



## GARDEN & KERB

British people value outdoor space! Make your garden feel inviting, clean and a space people would want to spend time in! Think of it as another room in your house to maintain. You can add a deck or patio, water feature or fish pond to create an escape from the busy world for potential buyers to imagine themselves in!

Don't neglect simple improvements like tidying up the lawn, planting some flowers or sweeping up leaves.

Don't neglect your kerb appeal either, a fresh coat of paint to the exterior of your home could mean an increase in value! Something as simple as a new front door or new fencing could also go a long way in making a good first impression!







## PARKING

Parking is a must for most buyers with parking becoming more and more scarce! Even if your buyers don't own a vehicle, its added value for when their families or friends come over to see their brand new home!

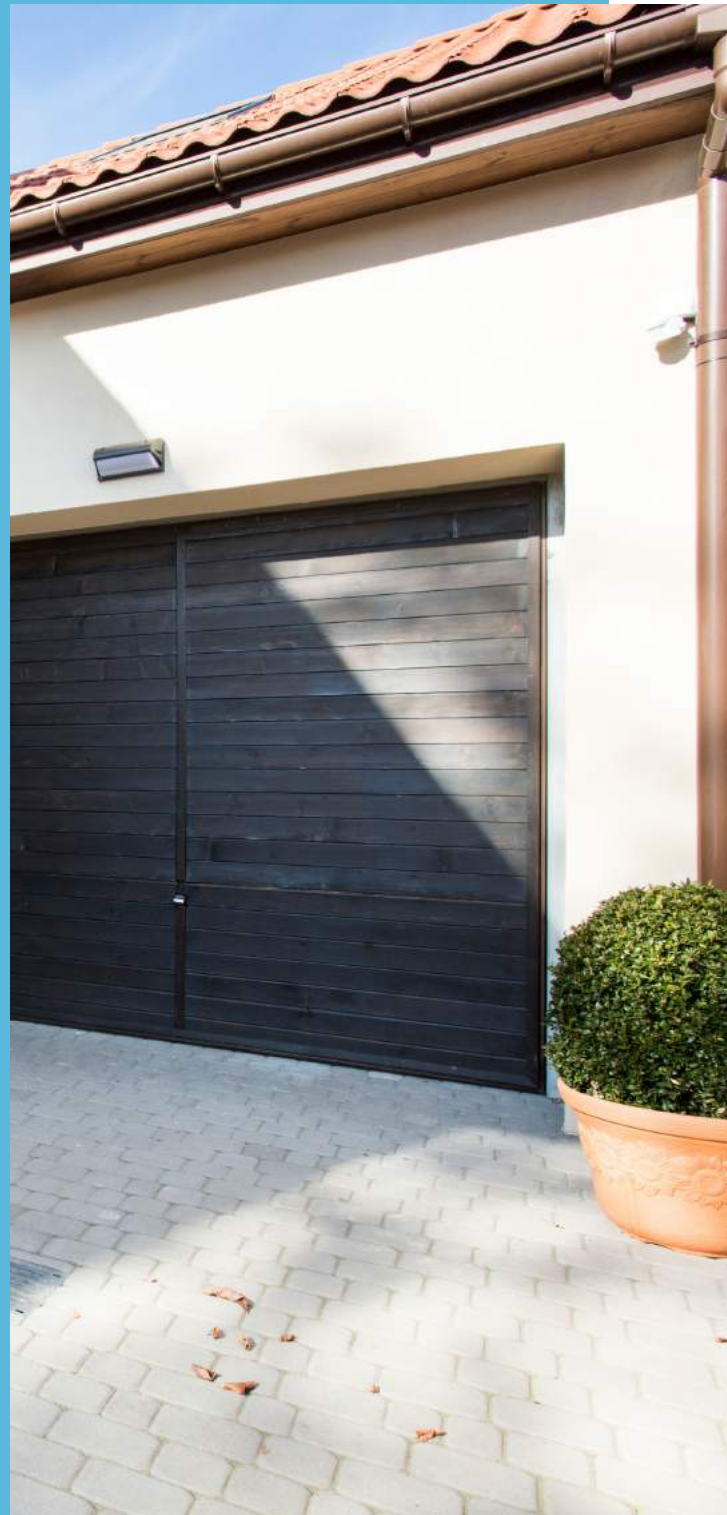
Consider paving part of your front yard to create off road parking. You might have to apply to have the kerb dropped, but it's still well worth investigating.

# GARAGE & LOFT

Consider converting your garage into an extra reception room to increase the square footage of your home!

Garages can also be converted into great niche spaces such as home offices, play rooms, teen hang out spaces or entertainment areas!

What about the loft? Most houses don't require planning permission to convert the loft and they make really stunning spaces. Plus, they're reported to add up to 20% onto a property's value.





## KITCHEN

There's nothing more appealing than a big welcoming kitchen in which to cook and entertain. If you only have time or budget to convert and upgrade one area, then definitely concentrate on the kitchen!

Expanding your home to extend the kitchen to the full width of your property means a vast amount of extra space!

# BATHROOM

Your bathroom should be next priority when it comes to upgrading, after the kitchen. Replacing taps and tiles are cosmetic changes that can create a brand new modern space!

If you're looking for something a bit more budget friendly, consider new paint (yes you can paint tiles!) or replacing cabinets and hardware!







# STRUCTURAL INSPECTIONS

Make sure you fix any structural problems before you put your house on the market. If you can't afford to do anything else then do this!

If your property is structurally unsound, buyers are likely to use this as leverage to negotiate as they will know they will have to invest money upfront fixing those problems



## WARM & COSY

Adding central heating to a property that doesn't already have it will drastically increase its value.

It's considered essential by many buyers!

## ECO FRIENDLY

Make your home more environmentally friendly by adding solar panels, wind turbines or new insulation will appeal to many buyers, especially young, modern buyers!

Making your home cheaper to run will make it stand out from other homes buyers are looking at!





## DOUBLE UP!

Double glazed windows in your home is definitely one of the best ways to add value.

Double glazing is pretty much a standard in newly built homes, so having single glazed puts you at an immediate disadvantage!

You could see an added value of up to 10% by doing this.

# INCREASE LIVING SPACE

Conservatories are another great way of adding square footage to your property.

A good option is adding one next to your dining area or kitchen.

Tip! Make sure you keep it at a comfortable temperature as any rooms that are too hot or cold could put buyers off.





# Contact Us

01432 344 779  
hello@bill-jackson.co.uk  
www.bill-jackson.co.uk



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