

Small 2-Bed House (H1)	Normal Estate Agents			Find UK Property
Condition Of Property	Poor	Average	Good	Fully Renovated
Initial Agent Price	£49,999	£59,999	65,999	£69,999
Total Property Cost	£76,277	£74,827	£73,377	£70,998
Breakdown				
Renovation Costs				
Roof and Gutters	£3,400	£1,500	£0	Included
External Walls and Areas	£1,800	£1,000	£0	Included
Plastering and Damp Courses	£950	£750	£0	Included
Electricals - All	£2,400	£1,400	£800	Included
Gas Central Heating and Boiler	£2,300	£1,200	£600	Included
Double Glazing	£2,600	£900	£0	Included
Kitchen Fittings and Plumbing	£2,500	£700	£0	Included
Bathroom Suite and Décor	£1,950	£700	£0	Included
Full House Decoration	£2,900	£1,800	£1,400	Included
New Carpets and Blinds	£1,500	£1,500	£1,500	Included
Lost Rent Due to Renovation	£1,800	£1,200	£900	£1,000
Legal Compliance Costs				
Gas Certificate	£75	£75	£75	Included
Electrical Certificate	£129	£129	£129	Included
Smoke Detectors & Co2 Alarms	£139	£139	£139	Included
HSSR H&S Check	£95	£95	£95	Included
Other Costs				
Letting to Good Tenant	£395	£395	£395	Included
Solicitors Purchase Fees	£950	£950	£950	Included
All Other Fees E.g. Land Registry	£200	£200	£200	£999
Insurance 1 year	£195	£195	£195	Included
Property Guarantee	Not Available	Not Available	Not Available	Included
Ongoing Repairs Guarantee	Not Available	Not Available	Not Available	Included
Buying Process Guarantee	Not Available	Not Available	Not Available	Included
Total Property Cost	£76,277	£74,827	£73,377	£70,998