

WHY BUY NEW

DAMP, DRY ROT,  
WOODWORM,  
DRAUGHTS, JUST SOME OF THE

PERIOD  
FEATURES

YOU WON'T FIND IN A  
NEW BUILD HOME.



# MORE THAN MEETS THE EYE? THE COST OF UPGRADING AN OLD HOME TO NEW BUILD SPECIFICATIONS IS NEARLY

# £45,000

When looking for a house, it's rare you'll find somewhere that you could move into without even adding a lick of paint. Besides, it's perfectly natural to want to make "a house a home" and add your own personal touches in the process. You might want to treat yourself to a new kitchen or bathroom, or it could just be that the old boiler needs replacing.

In which case, how much would you be prepared to spend in order to put your own stamp on a house after you've moved in? Would it be £1,000, £5,000, or perhaps even £10,000? How about £45,000

though? Whatever the sum, it's a lot of money on top of all the other costs associated with moving house.

This is where new builds come into their own. Recent figures from the industry have found that the cost of upgrading an older home to the same specification as a new build property is nearly £45,000\*.

Everyone has different tastes, so moving into a second hand home often means living with someone else's style, and changing this can clearly become quite a costly exercise. A new build home offers

you a blank canvas and gives you the chance to work with the builder to help shape the house you're moving into before you get there. And, with the £45,000 you'll save yourself, imagine what you could afford instead.

\*Based on independent figures for an average 3 bedroom semi-detached house. A detailed working is available on request.

## WHERE THE EXTRA £45,000 IS SPENT UPGRADING AN OLD HOUSE



£9,412

**GUTTERING & INSULATION**



£4,800

**DECORATING**



£3,200

**RE-WIRING**



£4,500

**NEW BATHROOM**



£6,150

**DOUBLE GLAZED  
WINDOWS & DOORS**



£3,286

**NEW FLOORING**



£4,403

**NEW CENTRAL  
HEATING**



£7,645

**NEW KITCHEN**