

Estimated Costs to bring 27 Kerry Road up to WHQS

The estimated costs are not exhaustive and given as an indicative cost for a complete refurbishment to WHQS. However with the rear garden being detached and offset from the rear of the property, it is not a secure recreational area, and will not meet WHQS.

Location	Work description	Estimated costs
External	Re-roofing to main house and 2 storey extension.	£ 6000.00
External	Rebuild chimney	£ 1500.00
External	Remove external dilapidated shed to rear garden and repair garden walls	£3000.00
Rear 2 storey extension	Extensive refurbishment & EWI	£12000.00
Cellar	Tanking & DPC works	
Front elevation	Doors and windows	£3000.00
Ground floor	Replacement kitchen and remove built cupboards	£4000.00
Ground floor	Remove gas fire/ hearth and make good	£500.00
1 st floor	Reconfigure staircase and layout	£3000.00
1 st floor	Bathroom replacement and associated works	£4500.00
2 nd floor	Reconfigure staircase layout and form enclosed staircase	£2000.00
2 nd floor	Replace stud walls to form 2 bedrooms	£1000.00
General	Insulate external walls	£8000
General	Redecoration	£2500
		£28,500.00