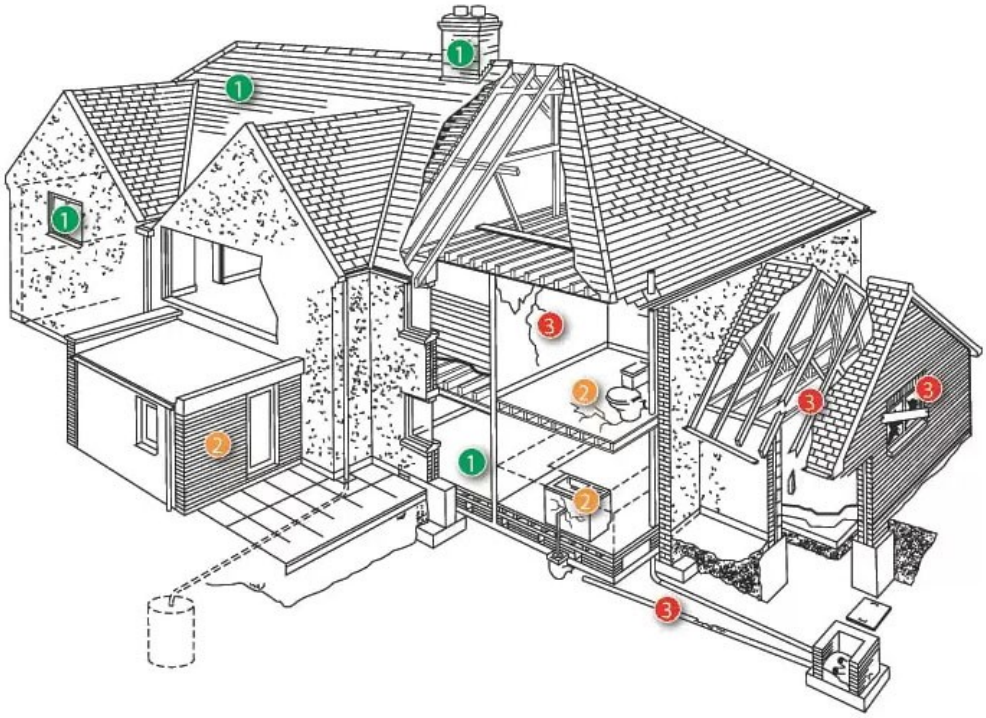
HomeCheck™



HomeCheck Property Review

A practical pre-sale review of the property's visible condition, with cost guidance for likely repairs and maintenance

Property address: 52 Fox Hill Road, S6 1HB

Date: 23 October 2026

This review is based on a visual inspection of accessible areas and reflects over 20 years of hands-on experience working on residential properties similar to this one.

Property Review Summary

This end terrace house is in average condition for its age, and presents as a sound home with a number of finishing details left incomplete.

The items noted are localised and none is structural. A small number of external rainwater repairs are best dealt with early, while most of the remainder is planned maintenance or cosmetic finishing.

Overall, the property needs a modest programme of repairs and finishing work rather than refurbishment.

Summary of Condition

- **Structure**
  - No obvious signs of structural movement were noted, and the stonework and pointing appear sound to all elevations.

- **Priority Repair**
  - Straight gutter joints are leaking at the front and rear, staining the timber boards beneath.
  - A front downpipe elbow has come apart, and plant growth is present at the rear gutter outlet.

- **Routine Repair**
  - The timber bargeboards, front door and garage door surround are weathered, and some mortar is missing from the gable verge.
  - The front second-floor bedroom window does not close fully on its hinge side, leaving a draught.
  - Kitchen worktop, sink and bathroom basin sealant is separating, and the kitchen extractor vent has lost its external louvre.
  - A wired smoke alarm base on the second floor has no alarm fitted.
  - A side boundary gate has rotted and fallen, and the step up into the rear garden is missing.

- **Ongoing Maintenance / Improvement**
  - Unfinished making good and decoration in several rooms, including the utility room boxing and tiling.
  - Minor water damage to kitchen unit trim panels and worktop ends, and small finishing items in the bathroom.
  - Light moss to the rear roof slope, a dropped rear garden gate, and no stair or landing carpets currently.

Typical Cost Guidance

- **Priority Repair:** £250 – £500
  (items best addressed early to prevent further deterioration)
- **Routine Repair:** £2,000 – £4,000
  (typical maintenance and repairs that can be planned over time)
- **Ongoing Maintenance / Improvement:** £900 – £1,800
  (optional upgrades and general improvements depending on preference)

What This Means

The key point is that the house itself is sound. The roof, walls and windows appear in good order, and none of the items noted is structural. The cost is spread across a number of smaller repairs and unfinished decorative details rather than one major defect.

The gutter and downpipe repairs should be dealt with first, as water running onto timber and walls will cause decay if left. Much of the remaining external work is at height on a three-storey gable, so it makes sense to do it in a single access visit. The internal items are mostly finishing work that can be done at the buyer's own pace.

Property Condition Overview

What was observed during inspection

Roof

● Routine Repair

The front and rear roof slopes appear sound. Some chunks of mortar are missing from the verge along the gable end.

What's likely required:

- Replace the missing verge mortar, ideally in the same access visit as the gable bargeboard work

Typical cost guidance: £300 – £600

● Ongoing Maintenance / Improvement

There is light moss growth on the rear slope. It is not causing a problem now, but may need clearing in future to stop it washing into the gutters.

What's likely required:

- Monitor the moss and clear it if it builds up

Typical cost guidance: No immediate cost anticipated

Rainwater Goods (Gutters & Drainage)

● Priority Repair

The guttering and downpipes appear to have been recently renewed in PVC. However, a straight gutter joint is leaking at both the front and the rear, shown by water staining to the timber boards beneath each one.

At the front, a downpipe elbow has come out of its straight section, so water is likely to run down the wall in rain. There is also plant growth in the rear gutter at the downpipe outlet.

What's likely required:

- Reseal or remake the leaking front and rear gutter joints
- Refit the loose downpipe elbow and clear the rear gutter outlet

Typical cost guidance: £250 – £500

External Walls

● Routine Repair

The stonework and pointing appear sound to all elevations. At the rear, the kitchen extractor vent has lost its external louvre and is open to the weather.

What's likely required:

- Fit a replacement louvre or vent cover

Typical cost guidance: £50 – £100

Windows & External Joinery

● Routine Repair

The UPVC windows and doors are generally sound. The window in the front second-floor bedroom does not close fully on its hinge side, leaving a gap of around 15mm and a noticeable draught.

The timber bargeboards, front door and garage door surround are weathered, and their finish is no longer fully protecting the timber. The gable bargeboards are the most weathered, but should have life left in them once refinished.

What's likely required:

- Adjust or replace the hinges to the front bedroom window so it closes and seals
- Prepare and refinish the bargeboards, front door and garage door surround

Typical cost guidance: £900 – £1,700

Future gable bargeboard replacement allowance (not immediate): £800 – £1,500

Internal Condition

● Ongoing Maintenance / Improvement

The house is in reasonable decorative condition, but several areas have been left unfinished. These include painted-over repairs in the hallway, loose plaster to the low-level boxing and part-removed tiling in the utility room, and unfinished wall tops around the pipe run in the converted garage room.

In the second-floor bedrooms, the previous paint colour shows along the wall–ceiling junctions, there is a small hole in the front bedroom wall and another in the rear bedroom ceiling, and a door edge and frame have been planed and left as raw timber. The front bedroom's sloping ceiling plaster is coarsely finished, and its laminate floor has paint splashes and no edge trim. There are general scuffs to the living room and stairway paintwork.

The stair and landing carpets have been lifted, and it is not clear whether they will be refitted.

What's likely required:

- Making good and redecoration to the unfinished areas, including filling holes, recutting wall–ceiling lines and finishing raw timber
- Make good the utility room boxing and tiling, and fit edge trim to the bedroom laminate
- Confirm with the vendor whether the stair and landing carpets will be refitted

Typical cost guidance: £500 – £1,000

Stair and landing carpets (if not refitted): £800 – £1,500

Kitchen & Bathroom

● Routine Repair

The kitchen is relatively modern, and the bathroom has a fairly modern suite with an extractor fan. The sealant along the back edge of the kitchen worktop is separated or missing in places, the sink sealant is lifting, and the sealant behind the bathroom basin is mouldy and coming away.

What's likely required:

- Remove and renew the kitchen worktop, sink and bathroom basin sealant

Typical cost guidance: £150 – £300

● Ongoing Maintenance / Improvement

There is minor water damage to the bottom edges of the kitchen base unit trim panels and one kickboard corner, and small damage to both worktop ends. In the bathroom, the plaster edge beside the WC is damaged, skirting is missing behind the door, and paint is unfinished at the tile edge by the window. There is some loose, flaking paint in the window reveal, which may relate to condensation or to poor bonding with the previous coat.

What's likely required:

- Replace the damaged trim panels and kickboard, and make good the worktop ends
- Fill, refit the missing skirting and redecorate the bathroom areas, using the extractor fan to keep condensation down

Typical cost guidance: £300 – £600

Services

● Routine Repair

The gas boiler in the utility room appears visually sound. A permanently wired smoke alarm base on the second-floor ceiling has no alarm fitted.

What's likely required:

- Fit a compatible smoke alarm to the existing base and test it
- Confirm the boiler servicing history and carry out standard gas and electrical checks as part of the normal purchase process

Typical cost guidance: Smoke alarm: £100 – £200

Gas and electrical checks: £150 – £300

Grounds & Outbuildings

● Routine Repair

The front driveway and rear garden are generally sound. The timber gate forming part of the side boundary with the neighbouring garden has rotted through and is lying across the roughly 3ft gap. A former timber step up into the garden has rotted and been removed, leaving a missing step.

What's likely required:

- Replace the side boundary gate and build a new step up into the garden

Typical cost guidance: £400 – £800

● Ongoing Maintenance / Improvement

The little-used rear gate onto the embankment has come off its top hinge and now sits about 2 inches off its post at the top. It is not clear whether the gate or the post has moved.

What's likely required:

- Rehang or adjust the rear gate, resetting the post if needed

Typical cost guidance: £100 – £200

Practical Next Steps

- Repair the gutters first: reseal the leaking front and rear joints, refit the loose downpipe elbow and clear the rear outlet.
- Ideally in the same access visit, replace the missing verge mortar and refinish the bargeboards, front door and garage door surround.
- Adjust or replace the hinges on the front second-floor bedroom window.
- Renew the kitchen and bathroom basin sealant, and fit a louvre to the kitchen extractor vent.
- Fit an alarm to the second-floor smoke alarm base, and confirm boiler servicing and gas and electrical checks as part of normal purchase checks.
- Replace the side boundary gate and build a new garden step.
- Confirm with the vendor whether the stair and landing carpets will be refitted.
- Complete internal making good, kitchen trim and bathroom finishing, and rehang the rear gate, as desired.

Practical Context

This is a sound end terrace with recently renewed guttering, UPVC windows and a relatively modern kitchen and bathroom. The items noted are typical of a house that has been partly updated but not fully finished.

On three storeys, the gable and eaves are high, so access is a real part of the cost of any external work. Grouping the gutter, verge and bargeboard jobs into one visit is the most economical approach. Refinishing should extend the life of the gable bargeboards, but a buyer may wish to budget for their replacement in future.

Internally, the remaining work is finishing rather than repair, and can be done gradually and to the buyer's own taste.

Important Note

This is a practical building review based on a visual inspection of accessible areas.

It is not a formal survey, structural engineer’s report, or contractor quotation.

Cost guidance is indicative only and will vary depending on specification, contractor and access requirements.

Francis Mickelborough
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