



6 Benefits of Buying An Older Home

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Welcome

Hello, My name is Mark and I'm the founder and CEO at Nicholsons Estate Agents.

Since 2019, we've been serving the people of Bassetlaw, and during that time we have helped hundreds of home hunter purchase their dream home.

Here is a brief guide on some of the benefits of purchasing an older home.

Great homes that come up for sale are often popular, which can lead to competitive bidding amongst buyers. So if you are serious about looking for a property, its best to get ahead of the competition by registering to be notified about the latest homes as soon as they come available.

At Nicholsons we exclusively send all of our latest properties out to our database of registered active buyers for the first 7 days of marketing allowing them to see, view and offer before they go on the major sites like Rightmove.

Registering is free, simple and you can unsubscribe at anytime. All you have to do is [click here](#) ,fill out your information and your the specification of the home you're looking for and then we will do the rest!

I hope you enjoy the guide, and if you need anymore information please feel free to reach out via any of the contact methods on the final page of this guide and me or one of my team will be happy to help.

Mark Nicholson





Do you prefer an older home that is full of history or something a bit more modern, spacious or perhaps eco friendly?

Here are some things to consider when deciding which type of home you'll be purchasing and why buying an older home could be the right decision for you!

Gardens

With an older home the garden will most likely also be older and therefore better established. This opens up opportunity for some amazing surprises during summer! This is in contrast to a new build that will come with younger, smaller plants with less personality and careful consideration!



Easy Utility Set Up

Internet, energy and other utility bills should be more simplified when setting up since they probably would have already been set up by previous owners!



Possible Alterations

You probably will buy an older home for its character and charm but this doesn't mean that you can't or shouldn't make alterations.

You can make major alterations or smaller cosmetic changes to modernise or improve but also to boost the eco credentials of the property which will cost you a lot less than a new build but add huge value to your property in the end.



Property Survey

While your older home will most likely come with some quirks, you're not likely to run into nasty surprises if you conduct a property survey and look through the pre-sale searches.

Price Legacy

Older properties tend to exist in well established areas which means you'll know how well the property has and will hold its value over time.



Character

An older period home may be right up your alley if history and character are important to you. You could find a home with ceiling cornices, ornate fireplaces and more!



Buying with Nicholsons

Our 7 days of marketing exclusively to our database of active buyers and our SecureMove sales method make buying through Nicholsons unique.

Database Marketing

All of our latest properties are advertised just to our database of registered active buyers for the first 7 days, though our heads-up property alerts.

This allows registered buyers to see, view and offer on our properties before they go on sites like Rightmove - reducing the potential competition from other buyers when you find your dream home.

Heads-up property alerts can be filtered to be specific by house type, price, bedroom & bathroom requirements, location and more. In fact the more specific your requirements the better we can match you with your dream home.

[To register for Heads-up property alerts click here](#)

SecureMove

Buying a property is stressful enough without the worry of a purchase falling through once you've found your dream home.

To reduce the chances of a transaction falling through, Nicholsons have introduced a solution called SecureMove, which reduces stress, significantly speeds up conveyancing times and makes

property sales more reliable by reducing the fall-through rate dramatically.

[Click here for further info on SecureMove](#)

Reviews



The team at Nicholsons were amazing with the purchase of our first home!

From the first open house viewing to immediately making an offer & it being accepted was so smooth & fast!

We were kept upto date & communication was second to none!

Our solicitors held up the sale abit but with Rich chasing them & keeping us updated, it saved so much hassle on our part!

Will definitely use again if we need to & will always recommend to anybody wanting to buy or sell!

Thank you Mark & Rich! An amazing local business with an incredible team that know their stuff 😊

Get in touch by using the contact numbers or email address below. Scan the QR code to visit our website or click the WhatsApp symbol to start a conversation.

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