

10 Binswood Avenue, Leamington Spa CV32 5SQ

| Location | Room | Description of Works |
|---------------------|---------------|---|
| External | | |
| | | New fascias, guttering and downpipes |
| | | Repairs to render |
| | | Erect Shed to the top of the garden |
| | | New patio area to the front of kitchen and to the courtyard |
| | | Install intruder alarm |
| | | New garden gate to rear boundary |
| | | Install light to the front porch ceiling |
| | | Change the lintels to the x2 rear windows? |
| | | Roof- new felt, lead, mortar, batons, insulataion and replace any broken slates like for like. |
| | | Coping stones to be installed on section of wall between nos. 10 and 12 where these are missing |
| | | Repointing throughout |
| | | |
| Internal | | |
| Throughout | | |
| | | New electrics |
| | | New plumbing |
| | | Change skirting boards where they are a lower profile |
| | | repair cracks |
| | | decorate throughout |
| | | |
| | | |
| Cellar | | Insulation to ceiling |
| | | |
| Ground Floor | | |
| | WC | Change WC window |
| | Snug | French window doors in snug to replace existing window |
| | | log burner installation on wall dividing snug and kitchen |
| | | |
| | | Extension |
| | Kitchen | Kitchen extension to include cloakroom. |
| | Garden | New retaining wall faced in reclaimed brick and steps up to lawn area |
| | | |
| | | |
| First Floor | | |
| | Landing | Replace window by boiler room |
| | Boiler Room | allow for washing machine and tumble dryer to be stored here with vent for tumble dryer |
| | Bathroom | requires overhaul |
| | | |
| | | |
| Second Floor | | |
| | Landing | Change rotten sky light on landing |
| | | Change second sky light on landing |
| | WC | Change window |
| | Front bedroom | New en-suite to include a velux |
| | | Ensuite vent |
| | | remove store cupboard doors to utilise space |
| | Rear bedroom | brick up existing window |
| | | lift the ceiling height in the room |
| | | new window to the rear elevation |
| | | |
| | Extension | Extend the chimney stack upwards so this can be used for the snug wood burner |
| | | |