



Connells

Bodnant Avenue
Leicester



Property Description

This three bedroom semi-detached property is located within the popular Evington location which offers fantastic local amenities, transport links, place of worship and well regarded local schools. The property offers two good size reception rooms and a good sized front & rear garden.

When entering the property you have an entrance hallway which in turn leads into the dining room which offers a bay window to the front. The spacious lounge with a patio door to the rear garden. The kitchen offers ample storage space provided by the wall and base units. Also the ground floor provides storage cupboard inc. under stairs storage and wet room.

To the first floor are three bedrooms and the family bathroom.

Ground Floor

Hallway

7' 6" x 12' 1" (2.29m x 3.68m)

Dining Room

11' 10" x 12' 10" (3.61m x 3.91m)

Having a carpet floor, radiator & bay window to the front

Lounge

18' 9" x 11' 10" (5.71m x 3.61m)

Having a carpet floor, radiator, electric fire place & patio door to the rear garden

Kitchen

7' 6" x 16' 1" (2.29m x 4.90m)

Fitted with arange of wall and base units, sink unit, plumbing for washing machine and dishwasher, window and access to the garden

Wet Room

11' 1" x 5' 9" (3.38m x 1.75m)

Having a wash hand basin, radiator, toilet & shower point

First Floor

Bedroom 1

12' x 13' 5" (3.66m x 4.09m)

Having a carpet floor, radiator & bay window to the front

Bedroom 2

12' x 11' 7" (3.66m x 3.53m)

Having a carpet floor, radiator & window to the rear

Bedroom 3

7' 7" x 6' 11" (2.31m x 2.11m)

Having a carpet floor, radiator & window to the front

Bathroom

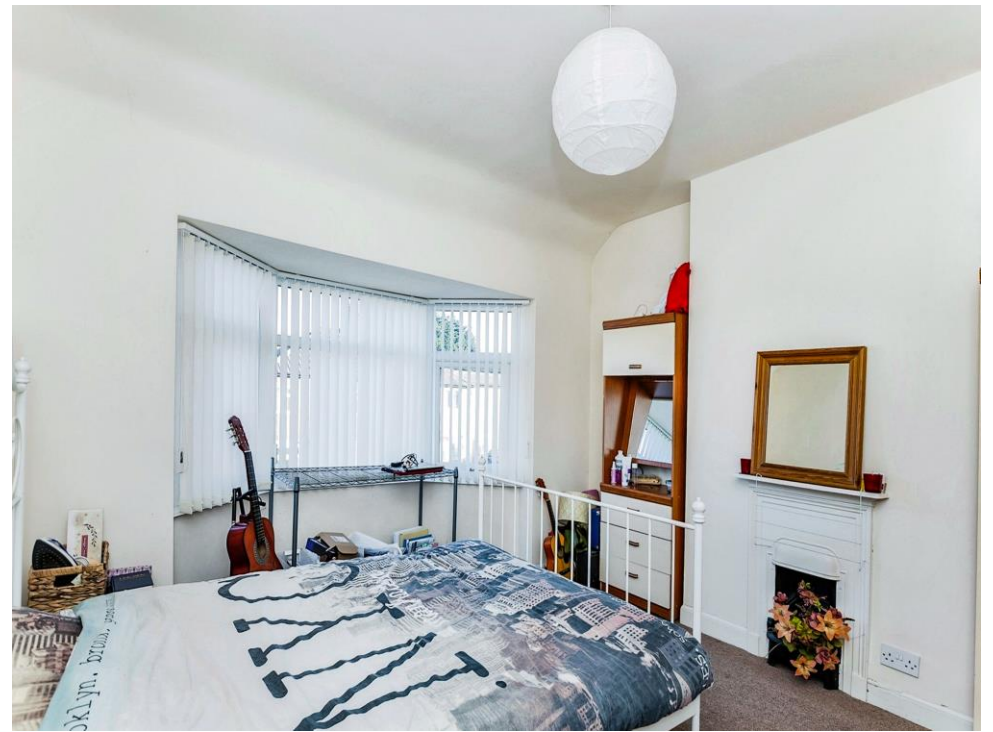
7' 6" x 7' 5" (2.29m x 2.26m)

Fitted with a bath, wash hand basin, toilet & radiator

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/LTR321805

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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