



Connells

Birds Nest Avenue
Leicester



Property Description

Nestled in the highly sought-after Western Park area of Leicester, offers a fantastic residential setting with a blend of suburban tranquility and excellent connectivity. This desirable location is perfect for families, professionals, and investors alike.

Western Park itself is known for its green spaces and community feel, with the expansive Western Park providing beautiful walking trails, playgrounds, and sports facilities just a short distance away. Local amenities, including shops, supermarkets, cafes, and pubs, are within easy reach, while Leicester city centre is just a short drive or bus ride away for a wider range of shopping, dining, and entertainment options.

Transport links are excellent, with convenient access to the A47, A563 (Leicester Ring Road), and M1, making commuting to Leicester, Birmingham, and Nottingham simple. Leicester railway station provides direct train services to London, Birmingham, and beyond, further enhancing connectivity.

Families will appreciate the well-regarded schools in the area, including Dovelands Primary School and Fullhurst Community College. There are also excellent leisure and sports facilities nearby, adding to the area's appeal.

With its combination of green space, excellent amenities, and strong transport links, is a superb choice for those looking for comfortable and convenient living in Leicester's Western Park area.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Hallway

Living Room

13' 1" x 12' (3.99m x 3.66m)

Kitchen/Diner

20' 1" x 8' 1" (6.12m x 2.46m)

Utility Room

Study

5' 1" x 8' 11" (1.55m x 2.72m)

Bedroom 3

9' 1" x 12' (2.77m x 3.66m)

Shower Room

3' 1" x 5' 1" (0.94m x 1.55m)



First Floor

Bedroom 1

12' 1" x 12' 1" (3.68m x 3.68m)

Bedroom 2

8' 1" x 13' 1" (2.46m x 3.99m)

Bedroom 4

8' 1" x 9' 1" (2.46m x 2.77m)

Bathroom

7' 1" x 5' 1" (2.16m x 1.55m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR324401



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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Property Ref: LTR324401 - 0005