



**Connells**

Birds Nest Avenue  
Leicester



## Property Description

This well-presented three-bedroom semi-detached family home offers a comfortable and stylish living space, perfect for modern family life. The property features a spacious lounge with ample natural light and potential for personalisation to suit your taste. A standout feature is the modern fitted kitchen with an open dining area-ideal for both everyday living and entertaining guests. The home also boasts a contemporary fitted bathroom, finished to a high standard.

Located in a popular residential area, this home provides a great balance of practicality and style, making it an excellent choice for families or first-time buyers alike.

## 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.

## Entrance Hall

Stairs leading to first floor landing with understairs storage cupboard.

## Lounge

12' 1" x 13' 7" (3.68m x 4.14m)

Gas fire, double glazed window to the front elevation, radiator, laminate flooring, spotlights to ceiling and an archway which opens through to the fitted kitchen/diner.

## Kitchen/Diner



8' 6" x 20' 9" ( 2.59m x 6.32m )

Modern breakfast kitchen fitted with a range of wall and base units, stainless steel sink drainer, work surfaces with tiling to splashbacks, integrated gas hob with cooker hood over and oven/grill beneath, plumbing for washing machine, space for fridge/freezer, radiator, laminate flooring, double glazed windows overlooking the rear garden and door off to the store which has access to the side of the property.

## First Floor Landing

With stairs from the hall, loft access and a double glazed window to the side elevation.

## Bedroom One

10' 6" x 12' ( 3.20m x 3.66m )

Double glazed window to the front, radiator, laminate flooring, storage cupboard and airing cupboard housing the central heating boiler.

## Bedroom Two

8' 5" x 13' 4" ( 2.57m x 4.06m )

Double bedroom with double glazed window to the rear, radiator, laminate flooring and storage cupboard.

## Bedroom Three

8' x 8' 6" ( 2.44m x 2.59m )

Single bedroom with double glazed window to the front and radiator.

## Bathroom

Family bathroom fitted with bath having shower over, wash hand basin, wc, radiator, tiled walls, tiled flooring and double glazed window to the rear.

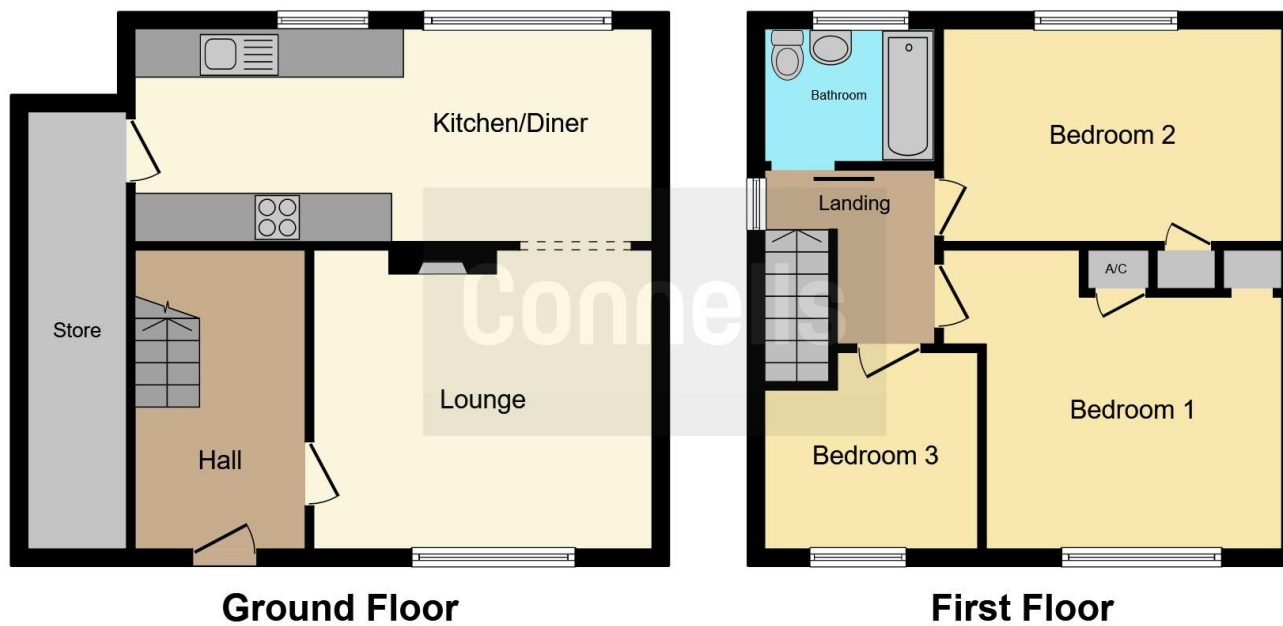












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR324430](http://connells.co.uk/Property/LTR324430)**



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