









welcome to

Birds Nest Avenue, Leicester

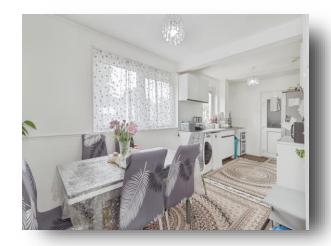
A three bedroom semi-detached house with central heating and double glazing. The property comprises of a lounge, kitchen diner, downstairs WC, three bedrooms and a bathroom. The property benefits from off road parking and a rear garden













Entrance Hall

Door to the front.

Lounge

13' 8" x 12' 1" (4.17m x 3.68m)

Double glazed window to the front, gas fire and radiator.

Kitchen Diner

21' 1" x 8' 6" (6.43m x 2.59m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Two double glazed windows to the rear and door to the side.

Downstairs W C

With WC.

First Floor Landing

Double glazed window to the side.

Bedroom One

12' 1" x 10' 3" (3.68m x 3.12m)

Double glazed window to the rear and radiator.

Bedroom Two

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

Double glazed window to the front and radiator.

Bedroom Three

9' 1" x 8' 5" (2.77m x 2.57m)

Double glazed window to the front and radiator.

Bathroom

Double glazed window to the rear, bath with shower over, WC, hand wash basin and radiator.

Front & Rear Of Property

To the front of the property is off road parking. To the rear of the property is an easy to maintain garden laid to lawn with an outbuilding.





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Birds Nest Avenue, Leicester

- Semi Detached
- Three Bedrooms
- Fitted Kitchen
- Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£235,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LHS119839 - 0004 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content property and other important matters before exchange of contracts.

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