



**Birds Nest Avenue, Leicester LE3 9ND**

**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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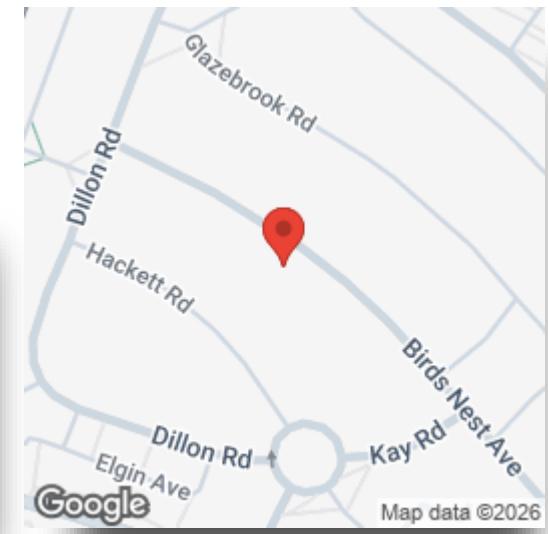
## Birds Nest Avenue, Leicester

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

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £235,000



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