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# 3 Bed Semi-Detached In Birdsnest Avenue , Leicester City, LE3 9NF £210,000















# SHORT DESCRIPTION

Property Ref: 17752 Spacious Three Bedroom Semi Detached Family Home in Popular LE3 Location - Ideal for Families and Investors Nestled in a well-established residential area of New Parks, Leicester, this well-proportioned three-bedroom semi-detached house at 95 Birds Nest Avenue offers generous living space, a practical family layout, and strong potential to add value. Conveniently positioned for local schools, parks, and direct transport links into Leicester City Centre and the M1 and M69 motorway network, this property is an ideal purchase for first-time buyers, growing families, or buy to let investors seeking solid rental demand. Ground Floor Entrance Hall - Welcoming hallway with stairs rising to the first floor and access to the main living areas. Lounge and Living Room - A bright and spacious reception room featuring a large front-facing window that floods the space with natural light, offering plenty of room for family seating. Kitchen and Dining Area - Well-sized kitchen fitted with a range of wall and base units, ample worktop space, and room for dining, with direct access out to the rear garden, ideal for everyday family meals and entertaining. First Floor Bedroom One - Generous double bedroom overlooking the front aspect with space for wardrobes and bedroom furniture. Bedroom Two - Second well-proportioned double bedroom enjoying views over the rear garden. Bedroom Three - A versatile third single bedroom, ideal as a child's bedroom, nursery, or dedicated home office. Family Bathroom - Fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and low level WC. Outside and Location Gardens and Parking - To the front, the property benefits from an enclosed frontage with potential for off-road parking (subject to the necessary consents and a dropped kerb). To the rear is a private, generously sized garden, mostly laid to lawn with patio space, offering a safe haven for children and summer gatherings. Local Amenities - Situated within easy reach of local shops, supermarkets, Western Park, and well-regarded primary and secondary schools. Regular bus routes provide quick access to Leicester City Centre, Fosse Park, and the Leicester Royal Infirmary. Key Information Viewing - Early viewing is highly recommended to appreciate the space and potential on offer. Contact us today to arrange your viewing. Property Type: Semi-detached Full selling price: £210000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: A EPC rating: D Measurement: 1011.81 sq.ft. Outside Space: Rear Garden, Patio Parking: Driveway, Gated, Private, On street Heating Type: Double Glazing, Gas Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied ----------

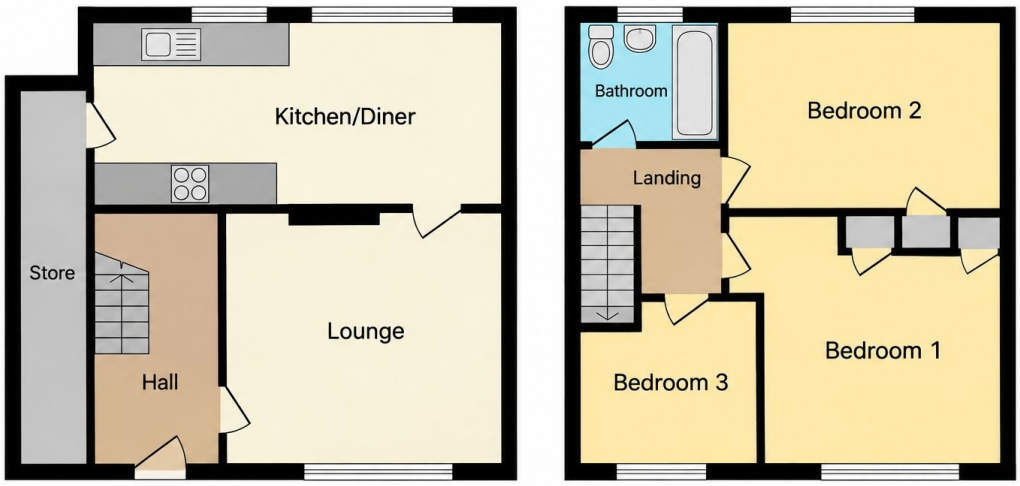
3
**Bed Room(s)**

1
**Bath Room(s)**

1
**Living Room(s)**

# FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.




**Ground Floor** **First Floor**

# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

| | |
|---|---|
| Property type | Semi-detached house |
| Total floor area | 94 square metres |

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.




The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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