

**Baker Avenue  
Arnold, Nottingham NG5 8FW**

A TWO BEDROOM, DETACHED  
BUNGALOW SITUATED IN THE HEART OF  
ARNOLD, NOTTINGHAM.

**Offers Over £240,000 Freehold**



Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE TWO BEDROOM, DETACHED BUNGALOW situated in the HEART of ARNOLD, NOTTINGHAM.

The property is a stone's throw away from Arnold Town Centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families if required.

The current owners commenced a labour of love when modernising the home, allowing prospective buyers to move in with ease and enjoy with immediate affect. The home also benefits from a P.I.V. dehumidifier unit covering every room and CCTV throughout the property.

Upon entry, you are welcomed into the hallway which allows access into the high specification kitchen diner with fitted units and integrated appliances bar washing machine. You also have the lounge with bay window, first double bedroom, modern family bathroom with corner shower featuring waterfall showerhead. The bungalow also provides a second bedroom with French doors opening onto the enclosed, rear south facing garden with patio area, laid to lawn and second patio area. The garden offers flower beds and shrubbery, alongside a detached garage with up and over door and power.

The front of the home offers gated access onto the block paved driveway, allowing parking for at least 3 or more cars with block paved access to the garage.

A viewing is HIGHLY RECOMMENDED to appreciate the SPECIFICATION, LOCATION and SIZE of this FANTASTIC OPPORTUNITY- Contact the office now to arrange your viewing before it is too late!



### Entrance Hallway

10'1" x 8'1" approx (3.09 x 2.48 approx)

UPVC double glazed opaque composite front door leading into the entrance hallway. Oak flooring. Wall mounted radiator. Alarm control panel. Loft access hatch. Storage cupboard (0.60 x 0.65 m approx)

### Kitchen Diner

15'0" x 8'1" approx (4.59 x 2.47 approx)

UPVC double glazed windows to the front and side elevations. Tiled flooring. Partially tiled walls. Wall mounted towel radiator. A range of fitted wall and base units with worksurfaces above. Integrated oven with five ring induction hob. Integrated fridge and freezer. Space and plumbing for an automatic washing machine. Integrated dishwasher. Composite sink with dual heat tap. Boiler unit.

### Lounge

19'4" x 9'9" approx (5.91 x 2.98 approx)

UPVC double glazed bay fronted window with integrated shutters to the front elevation. UPVC double glazed opaque window to the side elevation. Carpeted flooring. 2 x Wall mounted radiators. Feature electric fireplace.

### Bedroom 1

14'10" x 9'7" approx (4.53 x 2.93 approx)

UPVC double glazed window with integrated shutters to the rear elevation. Laminate flooring. Wall mounted double radiator.

### Bedroom 2

8'2" x 8'6" approx (2.50 x 2.61 approx)

UPVC double glazed French doors leading out to the enclosed rear garden with UPVC double glazed window to the side. Laminate flooring. Wall mounted double radiator.

### Bathroom

5'4" x 5'11" approx (1.64 x 1.81 approx)

UPVC double glazed, opaque window to the side elevation. Tile flooring. Fully tiled walls. Wall mounted towel radiator. Corner shower with waterfall shower head and handheld showerhead attachment. Sink with dual heat. WC

### Garage

16'9" x 9'3" approx (5.13 x 2.82 approx)

Up and over door. Power sockets.

### Front of Property

To the front of the property there is a gated block paved driveway providing off the road parking with flower beds and shrubbery to the borders and brick wall surrounding. Secure gated access to a further driveway which leads down to the detached garage.

### Rear of Property

To the rear of the property there is a south facing enclosed rear garden with a patio area, steps leading down to laid to lawn with flower beds. To the side, pathway leads through to a second patio area

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

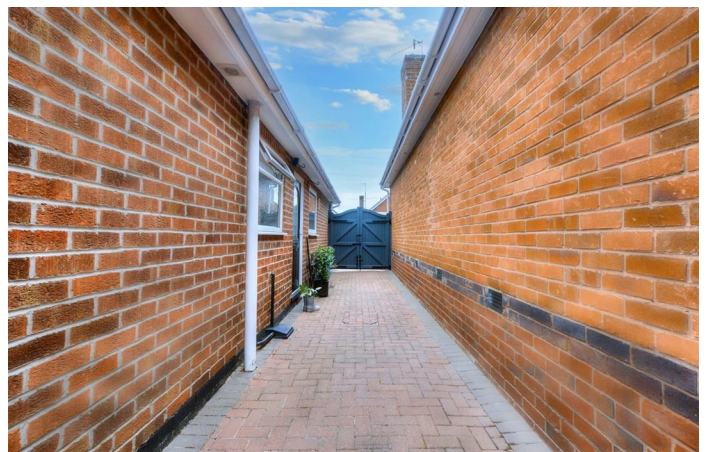
Flood Defences: No

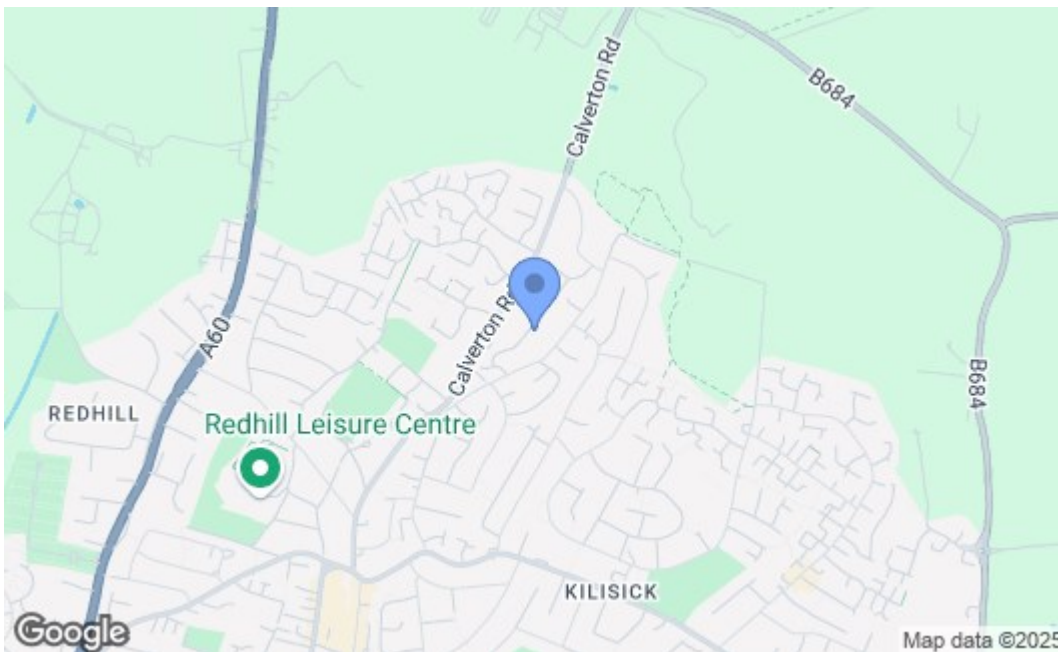
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

979LW/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.