



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

£240,000 Freehold

A WELL PRESENTED BUNGALOW FOR
SALE IN ARNOLD!



Robert Ellis Estate Agents are delighted to present this spacious two-bedroom detached bungalow, situated in the ever-popular area of Arnold, offering excellent access to local shops, schools and regular transport links into Nottingham City Centre and surrounding areas. This well-maintained home provides generous accommodation throughout and is ideal for those looking to downsize without compromising on space, as well as first-time buyers or anyone seeking single-storey living.

The accommodation begins with an entrance hallway leading to a bright and spacious lounge positioned at the front of the property. The fitted kitchen diner offers an excellent range of wall and base units, integrated cooking appliances and ample space for dining, with French doors opening into the lounge to create a sociable open-plan living environment. There are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, while the second bedroom features sliding doors opening directly onto the garden. The accommodation is completed by a modern shower room. The property has also benefited from predominantly new radiators and heating system pipework throughout, providing added peace of mind for prospective purchasers.

Externally, the property enjoys a low-maintenance frontage with a driveway providing off-road parking, together with gated access to a useful carport leading to the rear. The enclosed rear garden offers a patio seating area, lawn, established flowerbeds and mature borders, creating an ideal space to relax or entertain. A detached garage with power provides excellent additional storage or workshop potential, while the boarded loft offers further practical storage space.

Conveniently positioned close to Arnold town centre, nearby supermarkets, cafes, schools and excellent transport connections, this fantastic bungalow offers comfortable living in a highly sought-after location.

Early viewing is highly recommended to fully appreciate everything this property has to offer.



Entrance Hallway

8'2" x 10'4" approx (2.49 x 3.16 approx)

UPVC double glazed entrance door, carpeted flooring, wall mounted radiator, storage cupboard, doors leading off to:

Bedroom One

9'9" x 12'4" approx (2.99 x 3.76 approx)

Carpeted flooring, UPVC double glazed windows to the enclosed rear garden, three double power sockets, wall mounted radiator, fitted wardrobes (0.76m x 1.97m).

Bedroom Two

8'1" x 7'10" approx (2.48 x 2.41 approx)

Carpeted flooring, UPVC double glazed sliding doors to the enclosed rear garden, two double power sockets, wall mounted radiator.

Bathroom

6'5" x 4'9" approx (1.98 x 1.47 approx)

Vinyl flooring, tiled splashbacks, corner shower with electric shower over, sink with mixer tap and storage below, WC, UPVC double glazed window to the side elevation, wall mounted radiator.

Loft

Boarded loft space with window, pull down ladder, light and power.

Storage

2'2" x 2'0" approx (0.68 x 0.61 approx)

Carpeted flooring and shelving.

Kitchen Diner

15'7" x 8'1" approx (4.75 x 2.47 approx)

Vinyl flooring, carpeted flooring, UPVC double glazed window to the side elevation, wooden double glazed French doors leading to the porch, a range of wall and base units with worksurfaces over, integrated oven with four ring electric hob over and extractor hood above, sink and drainer unit style sink with mixer tap, space and plumbing for a washing machine, space and point for a fridge freezer, wall mounted BAXI combination boiler (3 years old and 7 years warranty remaining).

Porch

5'5" x 3'1" approx (1.67 x 0.96 approx)

Tiled flooring, single glazed wooden door, light, two external solar lights, wooden double glazed windows to the front and side elevations.

Lounge

20'0" x 9'9" approx (6.10 x 2.99 approx)

Carpeted flooring, two wall mounted radiators, six double power sockets, wall lights points, two UPVC double glazed windows to the front elevation.

Front of Property

To the front of the property there is a low maintenance garden with stone frontage with flowerbeds and driveway providing off the road parking, gated access to the carport.

Carport

Leads down the side of the property, outdoor tap and gives access to the rear garden.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, garden laid to lawn, flowerbeds with a range of plants and shrubbery to the borders, patio to the rear of the garden.

Detached Garage

15'1" x 7'6" approx (4.61 x 2.31 approx)

Up and over door, power, single glazed window.

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 8mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

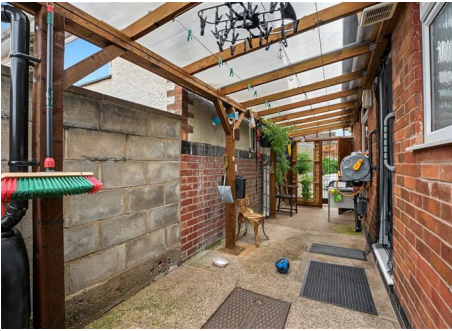
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.