

HoldenCopley

PREPARE TO BE MOVED

Baker Avenue, Nottingham, NG5 8FU

£220,000

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NO UPWARD CHAIN...

This detached bungalow is situated in a highly sought-after location, offering easy access to a variety of shops, eateries, and essential amenities. The property is also well-connected by excellent transport links, providing straightforward travel into Nottingham City Centre and surrounding areas, making it an ideal choice for a wide range of buyers seeking convenient, single-floor living. Upon entering the property, you are welcomed by an entrance porch that leads directly into the well-appointed fitted kitchen, offering a functional space for meal preparation. Adjacent to the kitchen is the inviting living room, featuring a bow window that allows natural light to flood the space, creating a bright and airy atmosphere. From the living room, a hallway provides access to the rest of the home, including two generously sized double bedrooms, perfect for comfortable living or accommodating guests. The accommodation is completed by a contemporary three-piece bathroom suite, ensuring all essential amenities are close at hand. Externally, the property benefits from a gravelled front garden with a planted border, adding to the curb appeal. The driveway offers ample parking and leads to gated access to the rear of the property. The rear garden is designed for low-maintenance living and features a decked seating area, ideal for outdoor relaxation or entertaining, along with a Pergola that adds character to the space. The garden also provides access to the garage, which includes an up-and-over door opening onto the driveway, offering secure parking or additional storage. This delightful bungalow perfectly blends comfort, convenience, and style, making it an ideal home for those looking to enjoy all the benefits of single-floor living in a prime location.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Low-Maintenance Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Porch

6'11" x 2'11" (2.11m x 0.90m)

The entrance porch has tiled flooring, a UPVC double glazed surround, and a UPVC door providing access into the accommodation.

Kitchen

10'5" x 7'11" (3.19m x 2.42m)

The kitchen has a range of fitted base and wall units with an integrated oven, ceramic hob and extractor fan, a stainless steel sink with taps and a drainer, space and plumbing for a washing machine, space for a fridge freezer, coving to the ceiling, tiled splashback, vinyl flooring, two UPVC double glazed windows to the rear and side elevation, and a UPVC opening out to the entrance porch.

Hallway

4'1" x 13'6" (1.27m x 4.12m)

The hallway has carpeted flooring, an in-built cupboard, a radiator, a dado rail, coving to the ceiling, and a UPVC door opening to the side of the property.

Living Room

16'5" x 10'11" (5.02m x 3.33m)

The living room has a UPVC double glazed bow window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Master Bedroom

11'5" x 9'11" (3.48m x 3.04m)

The main bedroom has a UPVC double glazed window to the side elevation, a radiator, fitted wardrobes, coving to the ceiling, and carpeted flooring.

Bedroom Two

11'5" x 8'5" (3.48m x 2.57m)

The second bedroom bedroom has a UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

8'0" x 5'5" (2.45m x 1.66m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted electric shower fixture, access into the boarded loft via a pull-down ladder and lighting, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled planted border, with a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed low-maintenance garden with a deck seating area, a Pergola, and access into the garage with an up-and-over door opening onto the driveway.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

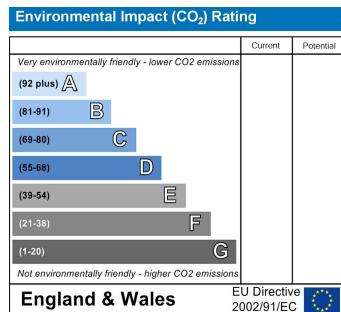
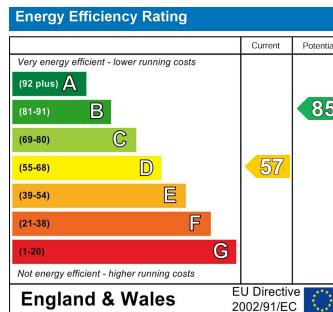
The vendor has advised the following:

Property Tenure is Freehold

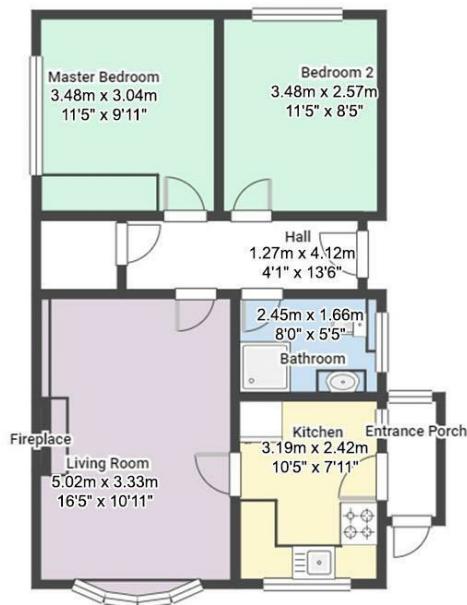
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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