



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

A RENOVATED TWO-BEDROOM,  
DETACHED BUNGALOW SITUATED IN  
ARNOLD, NOTTINGHAM.

**Asking Price £245,000 Freehold**

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\*\* FULLY RENOVATED, DETACHED BUNGALOW \*\*

Robert Ellis Estate Agents are delighted to bring to the market this IMPROVED TWO-BEDROOM, DETACHED BUNGALOW situated in ARNOLD, NOTTINGHAM. Deriving the benefit of modern conveniences such as gas, central heating and double glazing throughout. The property has been fully rewired and has all relevant Electrical and Gas Safe Certifications

The property is a stone's throw away from Arnold Town Center 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.

Upon entry, you are welcomed into the hallway which leads to the lounge/diner featuring a large picture window to the front elevation and French doors leading out to the decked area and landscaped rear garden. Modern refitted breakfast kitchen. Off the hallway is the refitted modern shower room, the first double bedroom and the second double bedroom. The loft can be accessed from the hallway and provides additional storage or office space subject to the buyers' needs and requirements.

The home offers low-maintenance front and rear landscaped gardens. To the front of the property there is a driveway leading to the carport. To the rear there is a raised decked area, flower beds, laid to lawn area and low-maintenance gravelled areas.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY - Contact the office to arrange your viewing. Selling with NO UPWARD CHAIN.



## Entrance Porch

UPVC double glazed French doors to front elevation. Tiled flooring. Internal glazed door leading into Entrance Hallway

## Entrance Hallway

Wall mounted radiator. Recessed spotlights to the ceiling. Loft access hatch. Built-in cupboard housing electrical consumer unit and meter panel. Airing cupboard housing Valliant gas central heating combination boiler providing hot water and central heating to the property. Internal doors leading into Living Room, Kitchen, Bedroom 1, 2 and Shower Room

## Living Room

11'01 x 18'10 approx (3.38m x 5.74m approx)

This dual aspect large living space benefits from having a UPVC double glazed window to the front elevation and UPVC double glazed French doors to the rear leading out to the landscaped rear garden. Wall mounted radiator. Recessed spotlights to the ceiling. Feature fireplace incorporating wooden surround, stone style hearth and back panel with a feature electric fire.

## Kitchen

32'9"9'10" x 29'6"16'4" approx (10'03 x 9'05 approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Feature tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Range of matching wall and base units incorporating laminate worksurfaces above. Stainless steel sink with swan neck dual heat tap. Integrated Zanussi oven. 4 ring ceramic hob with extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. UPVC double glazed door leading to the landscaped rear garden.

## Bedroom 1

12'11 x 10'2 approx (3.94m x 3.10m approx)

UPVC double glazed window to the rear elevation. Wall mounted double radiator. Ceiling light point

## Bedroom 2

9'08 x 7'09 approx (2.95m x 2.36m approx)

UPVC double glazed window to the front elevation. Wall mounted double radiator. Ceiling light point



## Shower Room

19'10" x 13'4" approx (6.05 x 4.08 approx)

UPVC double glazed window to the front elevation. Tiled flooring. Fully tiled walls. Wall mounted radiator. Recessed spotlights to the ceiling. Modern white 3 piece suite comprising of a quadrant shower enclosure feature rain water shower head above, semi recessed vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC

## Front of Property

To the front of the property there is a garden being made mainly to lawn with mature shrubs and bushes planted to the boundaries. Brick wall to the front border. Gated driveway providing off the road hard standing leading to additional car port.

## Rear of Property

To the rear of the property there is a landscaped rear garden incorporating a large raised decked area with steps leading down to further decked area. Raised flowerbeds and low maintenance gravelled areas. Fencing to the boundaries.

## Council Tax

Local Authority Gedling

Council Tax band B

## Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 8mbps Ultrafast 1000mbps

Phone Signal – 02, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

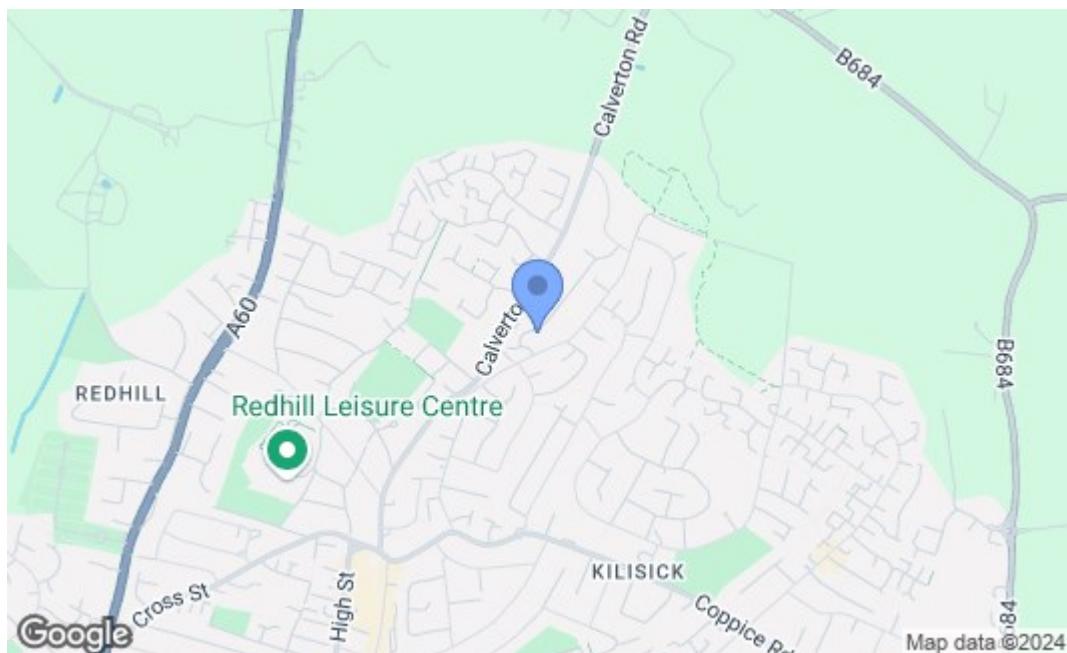
Flood Defences – No

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		88
(81-91) B		69
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	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		
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.