

HoldenCopley

PREPARE TO BE MOVED

Baker Avenue, Arnold, Nottinghamshire NG5 8FW

Guide Price £290,000

Baker Avenue, Arnold, Nottinghamshire NG5 8FW



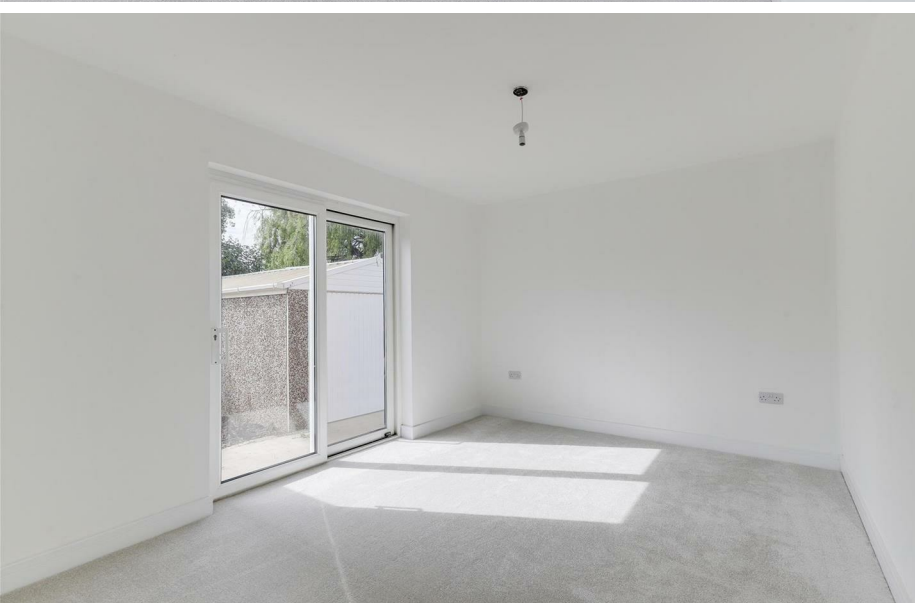
GUIDE PRICE: £290,000 - £310,000

RENOVATED BUNGALOW...

This three-bedroom detached bungalow, situated in the sought-after area of Arnold, has been meticulously renovated throughout and is now presented to the market with no upward chain, ready for immediate occupancy. Every room has been thoughtfully updated, featuring new electrics, new radiators, and a cutting-edge heating system. The property boasts new luxury flooring, enhancing its contemporary appeal. Inside, you are greeted by an inviting entrance hall with access to a boarded loft, ideal for additional storage. The spacious living room is perfect for relaxation, while the modern fitted kitchen, equipped with integrated appliances, seamlessly flows into a bright and airy conservatory. The bungalow includes a stylish shower suite and three versatile bedrooms, offering flexibility for a family or guests. Externally, the front of the property features a convenient driveway leading to a garage at the rear, alongside a beautifully maintained garden, ideal for outdoor enjoyment. Located close to a range of local amenities, excellent transport links, and offering easy access to the City Centre, this property provides the perfect blend of comfort and convenience.

MUST BE VIEWED





- Detached Bungalow
- Renovated Throughout
- Three Bedrooms
- Modern Fitted Kitchen / Conservatory
- Good-Sized Living Room
- Modern Shower Suite
- Driveway & Garage
- Well-Maintained Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

16'9" x 9'1" (5.13 x 2.77)

The entrance hall has Herringbone flooring, recessed spotlights, a radiator, access to the boarded loft via a drop-down ladder, and a single UPVC door providing access into the accommodation.

Living Room

13'8" x 10'0" (4.19 x 3.07)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a recessed chimney breast alcove, and a radiator.

Kitchen / Conservatory

15'0" x 10'2" (4.59 x 3.12)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a movable swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated dishwasher, an integrated washing machine, space for a fridge freezer, tiled splashback, Herringbone flooring, a vertical radiator, recessed spotlights, partially polycarbonate ceiling, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the garden.

Master Bedroom

12'11" x 10'2" (3.96 x 3.12)

This versatile bedroom has carpeted flooring, a radiator, and a sliding patio door to access the garden.

Bedroom Two

12'10" x 8'11" (3.93 x 2.73)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

12'10" x 8'11" (3.93 x 2.73)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, and a radiator.

Bathroom

9'1" x 6'8" (2.77 x 2.04)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a walk-in shower enclosure with an overhead rainfall shower, a handheld shower head, a heated towel rail, ceramic tiled flooring, partially tiled walls, recessed spotlights, and two UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with access to the garage towards the rear.

Rear

To the rear of the property is an enclosed garden with a lawn, paved patio areas, a range of trees, plants and shrubs, fence panelled boundaries, and access into the garage.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

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.

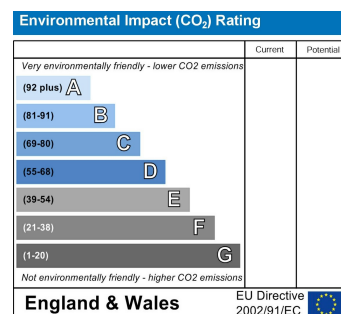
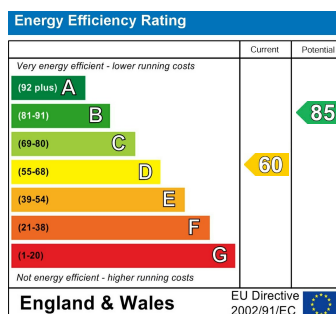
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

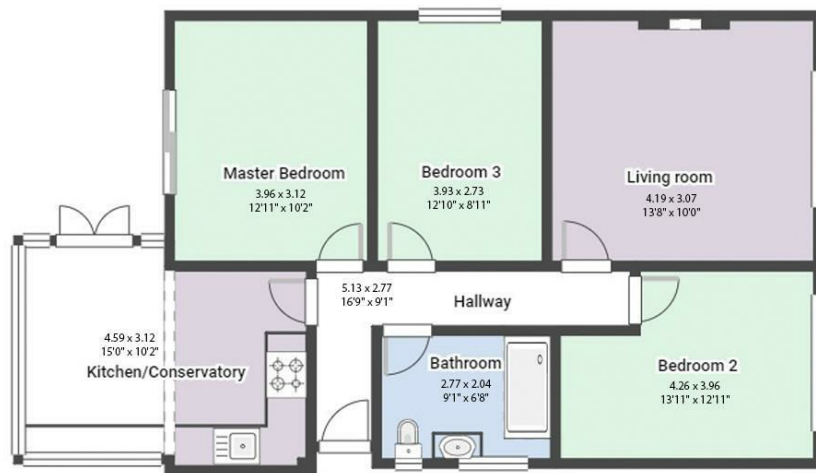
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Baker Avenue, Arnold, Nottinghamshire NG5 8FW

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.