

34 Baker Avenue, Arnold - NG5 8FU Guide Price £260,000









34 Baker Avenue

Arnold, Nottingham

Ideal for those seeking single-storey living, this detached bungalow offers a bright lounge, modern kitchen, 3 beds and bathroom alongside a superb garden, solar panel system and drive with garage!

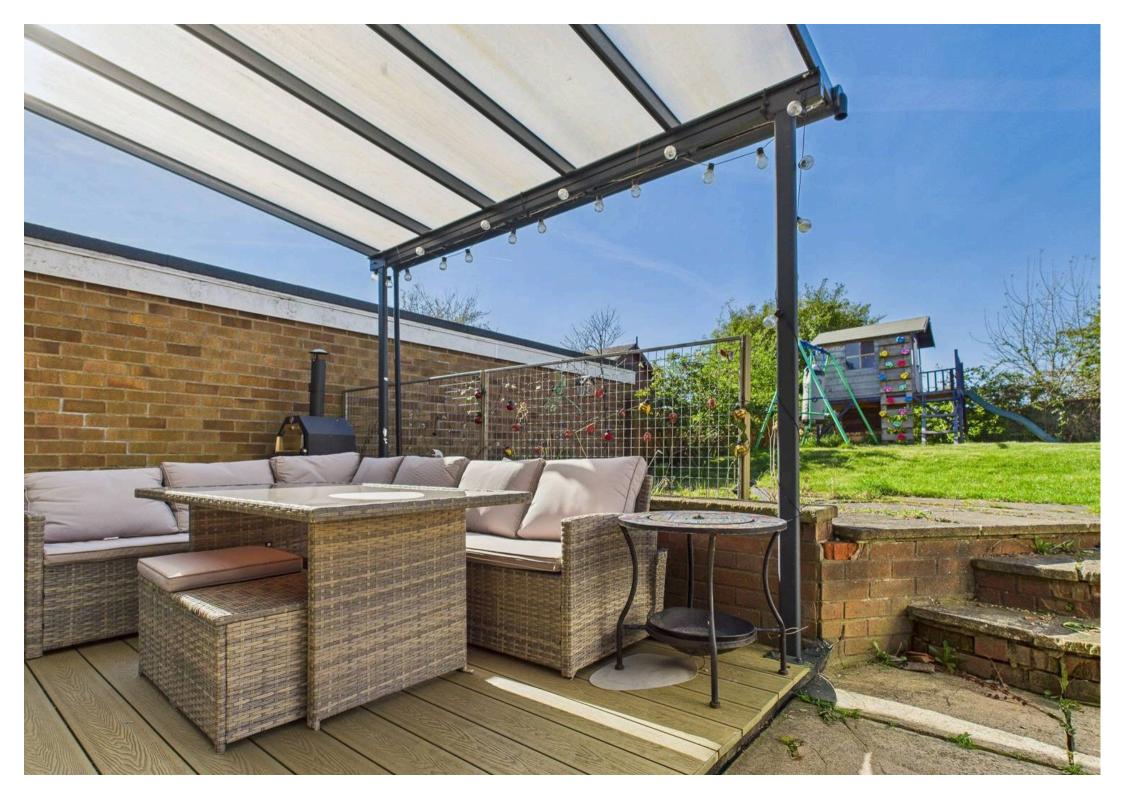
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached bungalow
- Ideal for those seeking the benefits of singlestorey living
- Close to Arnold's excellent amenities, bars and restaurants as well as frequent bus services
- Bright and spacious lounge with a feature fire and French doors
- Modern kitchen with integrated cooking appliances and a separate pantry
- Three bedrooms (including two double bedrooms)
- Well-appointed bathroom including roll top bath and a separate WC
- Private landscaped rear garden featuring multi-level decking, lawn and enclosed boundaries
- 5kW solar panel system
- Generous driveway, EV charger and useful garage/store













Floor O Building 1



Approximate total area^(t)

DavidJames the estate agent

76.93 m² 828.07 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.