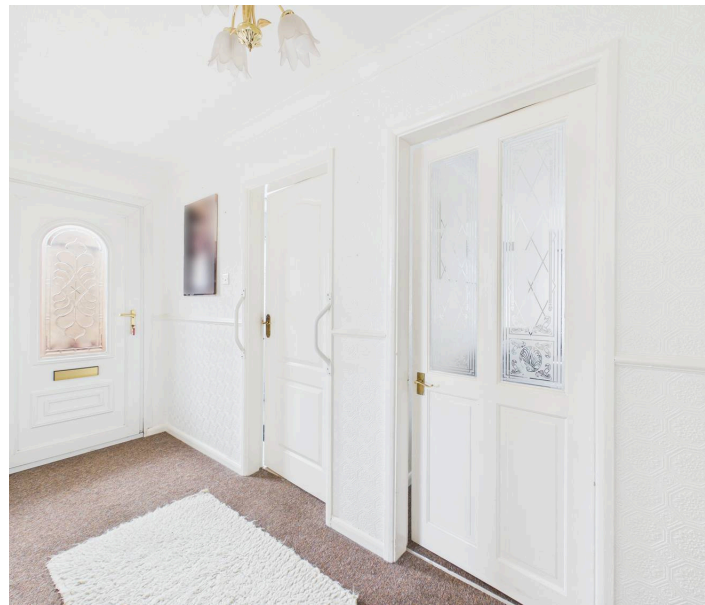




**16 Baker Avenue, Arnold – NG5 8FU**

**Guide Price £240,000–£250,000**



## 16 Baker Avenue

Arnold, Nottingham

DETACHED BUNGALOW PRIME CUL-DE-SAC LOCATION! Bay-fronted spacious lounge, fitted kitchen, two bedrooms, spacious shower room alongside detached garage, tandem driveway with westerley facing garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

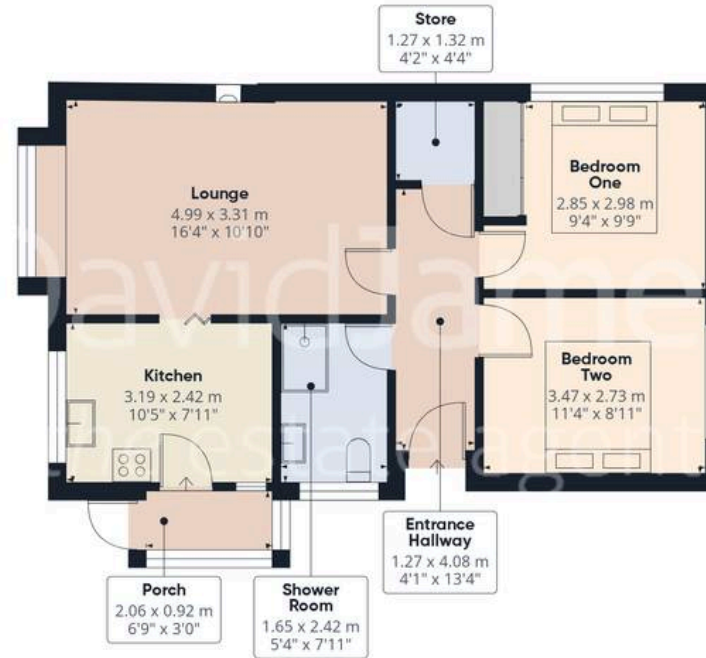
- Charming, detached bungalow tucked away at the end of a quiet cul-de-sac
- Perfect for single storey living
- Located close to Arnold's shops, services and bus services
- Welcoming entrance hallway with good-sized storage cupboard
- Bright and airy lounge with feature bay window and gas fireplace
- Well-equipped fitted kitchen with integrated cooking appliances
- Two spacious double bedrooms (main bedroom with fitted wardrobes)
- Modern shower room with semi-recessed basin and vanity unit
- Wrap-around low maintenance gardens
- Detached garage and tandem driveway offering ample off-street parking







Floor -1 Building 1



Floor 0 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

57.8 m<sup>2</sup>

621 ft<sup>2</sup>

**Balconies and terraces**

17.1 m<sup>2</sup>

184 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



## David James Estate Agents

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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.