



28 Baker Avenue, Arnold – NG5 8FU

Guide Price **£230,000**

DavidJames
the estate agent



28 Baker Avenue

Arnold, Nottingham

Spacious three-bed detached bungalow with no upward chain, large plot, driveway, garage, garden room, and great potential. Requires cosmetic updating. Ample parking and private enclosed garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Spacious detached bungalow sold with no upward chain
- Great potential with cosmetic modernisation required
- Three bedrooms (bedroom one with bay window and fitted bedroom furniture and bedroom three with a fitted wardrobe)
- Lounge with feature tiled fireplace and patio doors to the garden room
- Kitchen fitted with a range of blue timber grain finish doors
- Timber framed garden room with windows to the front and side elevations
- Shower room with walk-in shower cubicle with electric shower, separate Wc
- Large boarded loft providing excellent storage or future development potential (subject to works and required permissions)
- Driveway, car port and garage provide off road parking
- Good sized enclosed rear garden









Approximate total area⁽¹⁾

116.2 m²

1252 ft²

(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.

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