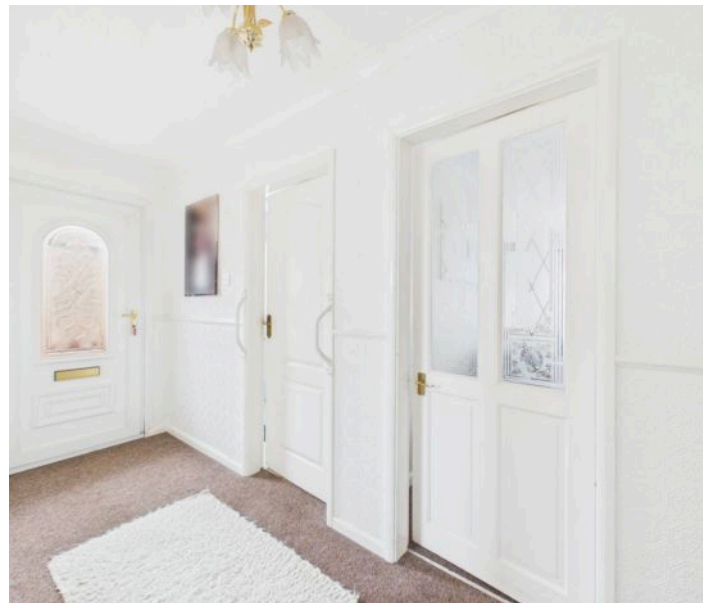




16 Baker Avenue, Arnold – NG5 8FU

Guide Price **£240,000–£250,000**

DavidJames
the estate agent



16 Baker Avenue

Arnold, Nottingham

GUIDE PRICE £240,000–£250,000 Detached bungalow on quiet cul-de-sac offering single storey living with bay-fronted lounge, two double bedrooms, detached garage, tandem driveway & wrap around gardens!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

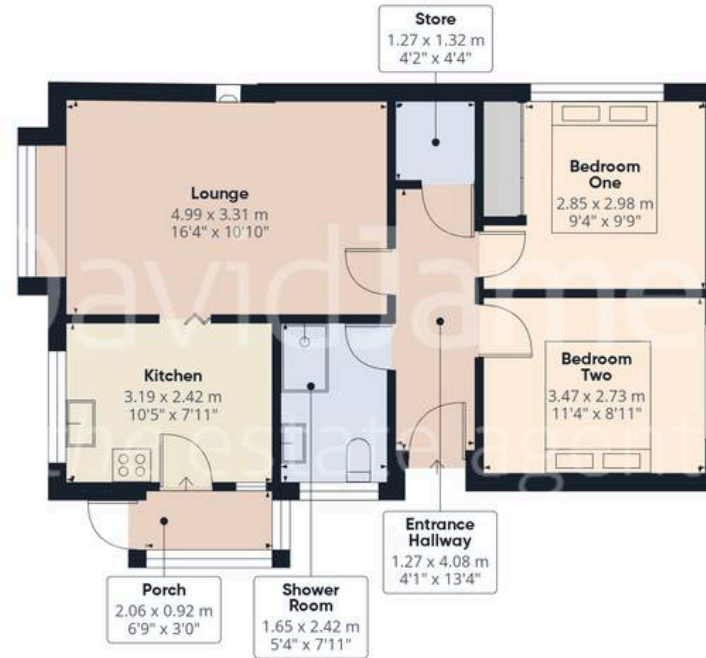
- Charming, detached bungalow tucked away at the end of a quiet cul-de-sac
- Perfect for single storey living
- Located close to Arnold's shops, services and bus services
- Welcoming entrance hallway with good-sized storage cupboard
- Bright and airy lounge with feature bay window and gas fireplace
- 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⁽¹⁾

57.8 m²
621 ft²

Balconies and terraces

17.1 m²
184 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.

GIRAFFE360



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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.