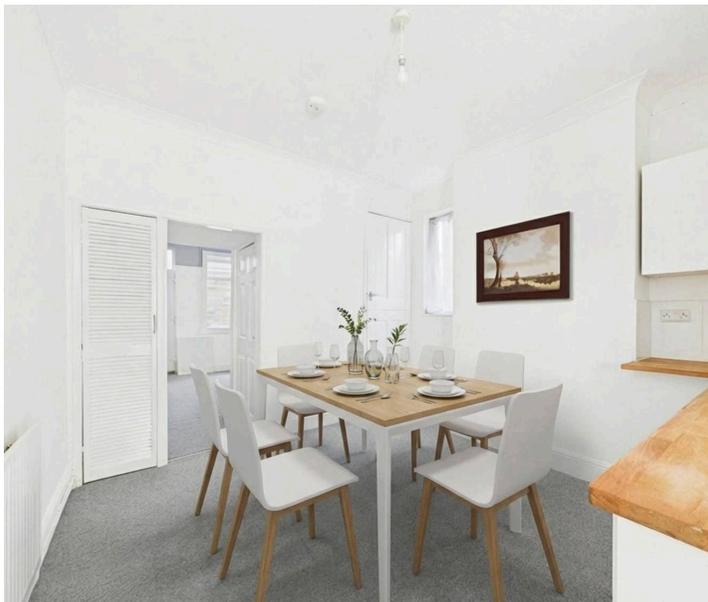




37 High Street, Arnold – NG5 7DG

Guide Price **£170,000**



37 High Street

Arnold, Nottingham

Well-presented 3-bed end terrace house available with no chain and with Arnold's amenities on the doorstep! 2 reception spaces, modern kitchen, low-maintenance garden and parking to the rear.

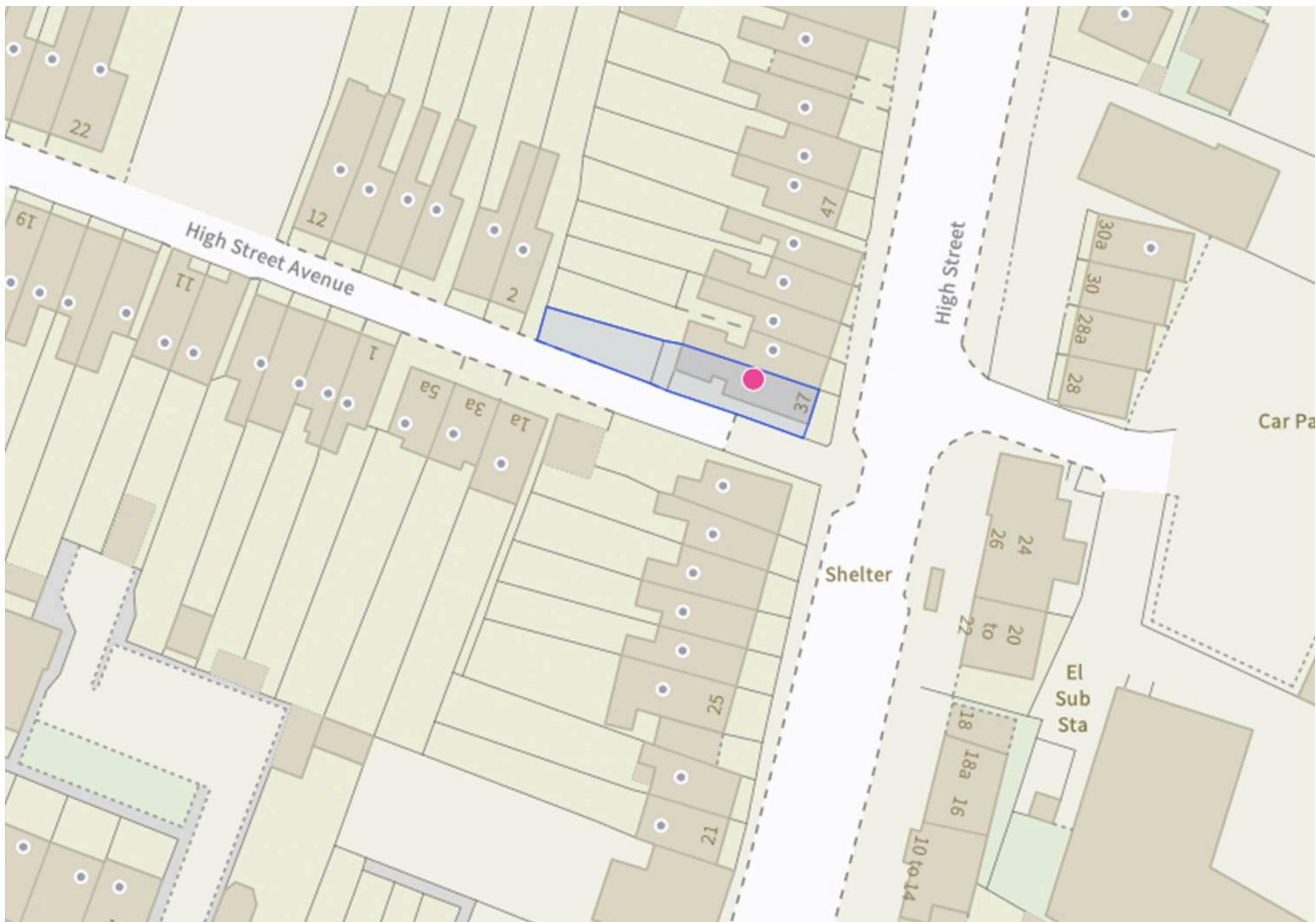
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented end terrace home arranged over three floors
- Offered to the market with no upward chain
- Arnold's excellent amenities on the doorstep (including supermarkets, shops, leisure facilities and bus services)
- Ideal for first-time buyers, investors or those seeking convenience
- Two versatile and neutrally-decorated reception spaces
- Modern fitted kitchen with integrated cooking appliances
- Ground floor modern bathroom with a three-piece white suite and electric shower
- Three double bedrooms across the first and second floors
- Low-maintenance rear courtyard leading to an artificial lawn garden
- Two parking spaces to the rear accessed from High Street Avenue



High Street Avenue

High Street

Shelter

El Sub Sta

Car Pa

22

12

2

47

19

11

1

5a

3a

1a

37

25

12

24

26

20

to

22

18

18a

16

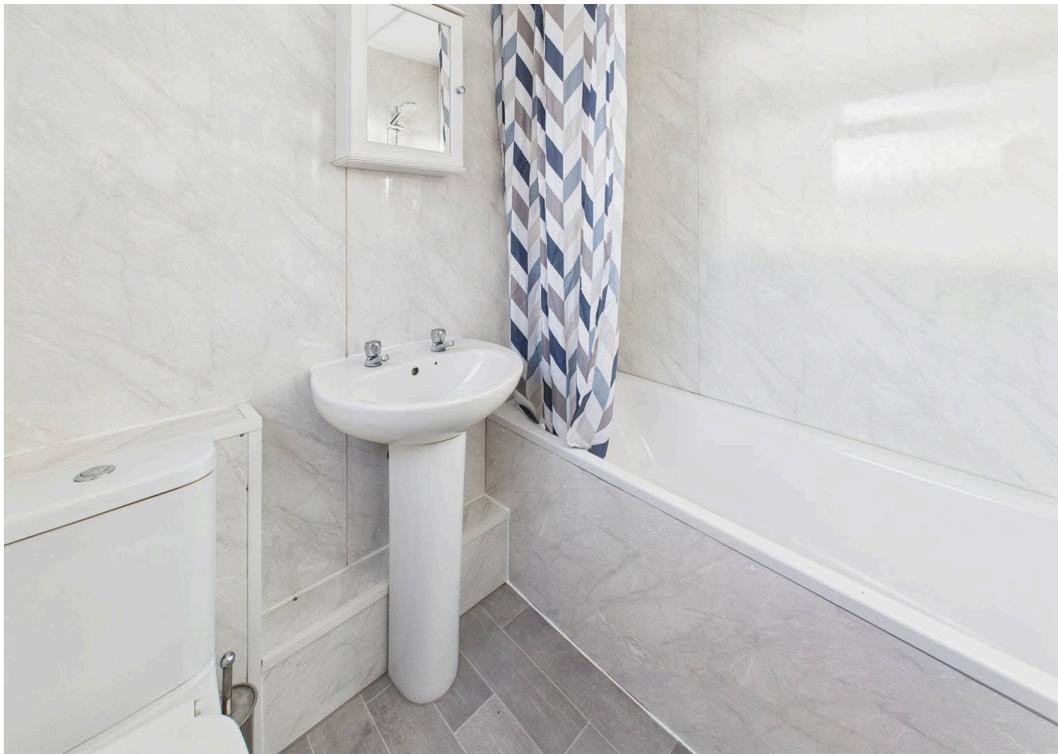
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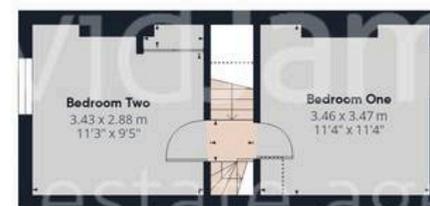
28a

28





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

73.8 m²
793 ft²

Reduced headroom

0.3 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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.