



37 High Street, Arnold – NG5 7DG

Guide Price **£180,000**

DavidJames
the estate agent



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.

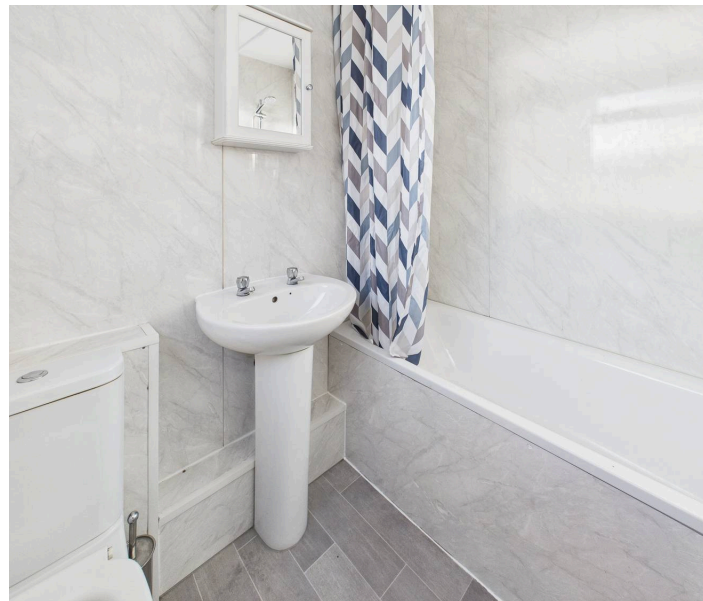
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 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

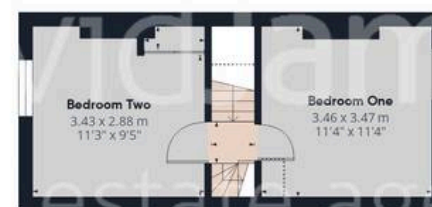








Floor 0



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.

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