



19 High Street Avenue, Arnold, NG5 7DF

Price Guide £200,000

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19 High Street Avenue Arnold, NG5 7DF

- Two double bedrooms
- Kitchen with under-floor heating
- First floor bathroom with shower
- Lounge & dining room
- Great sized rear garden
- Close to town centre

A lovely end terraced house just a short walk from Arnold Town Centre. The property has two double bedrooms, a great-sized cottage style garden with a brick outbuilding and feature working fireplaces in both reception rooms!

Price Guide £200,000



Overview

Welcome to High Street Avenue - a charming period end terrace house that is sure to capture your heart! Situated on a popular road just a stone's throw away from Arnold town centre, convenience is at your doorstep with an array of shopping facilities and amenities.

The lounge features an inviting open fireplace, perfect for those chilly evenings, while the dining room offers a warm ambiance with its feature multi-fuel stove. The modern kitchen has integrated appliances including a fridge and also with under-floor heating. Upstairs there are two double bedrooms, both with original decorative cast iron fireplaces and a spacious bathroom with a shower over the bath.

Step outside to discover a lovely cottage-style garden, with an adjoining outbuilding and toilet, plus a separate brick outbuilding at the end of the garden - ideal for storage or perhaps a little workshop or further conversion into a very useful space.

The property also has UPVC double glazing, high quality wood style flooring to the ground floor and the bathroom, not to mention the combination boiler which was installed in October 2023, with the remainder of a five-year warranty for your peace of mind. This property would make a great first time buy, so don't miss out on the opportunity to make this house your home - book a viewing today and envision the possibilities that await you at High Street Avenue!



Lounge

With front entrance door and twin UPVC double-glazed windows with built-in window seat and cupboards which house the electric meter. Feature open grate cast iron fireplace with black marble hearth and shelving either side of the chimney breast, plus a base cupboard which houses the gas meter. High-quality wood-style flooring continues through to the dining room.

Dining Room

Cast iron multi-fuel stove with tiled hearth, radiator, power points with USB ports, door and stairs to the first floor landing and opening through to the kitchen.

Kitchen

With matching flooring with underfloor heating, a range of base units with doors in a cream gloss with wood effect worktops and tiled splashback. Appliances consist of a brushed steel electric oven and a four-ring gas hob with extractor canopy and glass splashback and integrated fridge. Plumbing for a washing machine, ceiling downlights, UPVC double-glazed window and door to the side.

First Floor Landing

With loft access.

Bedroom 1

With original decorative cast iron fireplace, built-in wardrobe, UPVC double glazed front window, radiator and exposed painted floorboards.

Bedroom 2

Also with original decorative cast iron fireplace, radiator and UPVC double glazed rear window.

Bathroom

Consisting of a bath with glass screen, Victorian-style mixer attachment and full-height tiling. Dual flush toilet, traditional style pedestal washbasin, wood-style flooring, radiator, UPVC double glazed rear window and cupboard housing the Ideal combination gas boiler installed in October 2023 with the remainder of a 5 year warranty.

Outside

There is a small fenced frontage with low hedging and side-shared pedestrian path with gated access to the back garden. To the rear is a yard area with an attached outbuilding with a toilet and outside tap leading to a rustic block paved patio/seating area. From here, gated access leads to the lawned garden with mature trees and hedging. At the end of the garden is the large brick outbuilding with an internal dividing wall and the garden is enclosed with a partial fence and partial hedged perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Banmd A

PROPERTY CONSTRUCTION: Solid brick

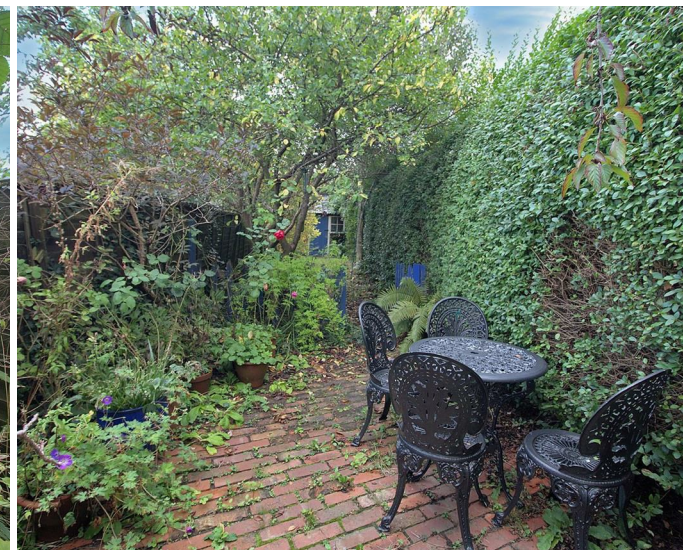
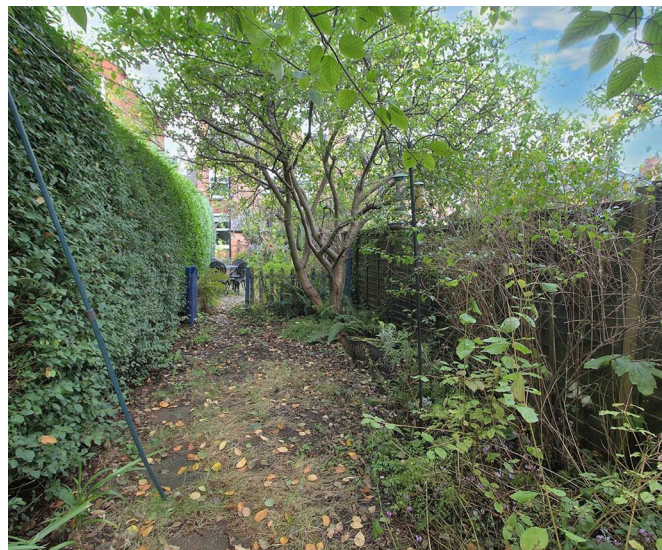
ANY RIGHTS OF WAY AFFECTING PROPERTY: Rear access through neighbouring gardens

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: no

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no







LOCATION OF BOILER: Bathroom cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Outfoxthemarket
MAINS ELECTRICITY PROVIDER: Outfoxthemarket
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Stepped front and rear access

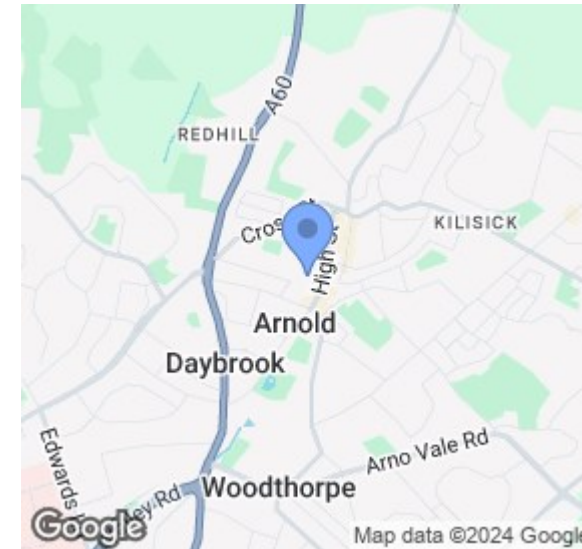






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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