



46 Cornwall Road, Arnold – NG5 6FS

Guide Price **£190,000**

DavidJames
the estate agent



46 Cornwall Road

Arnold, Nottingham

NO CHAIN! 3 semi-detached home with lots of potential – occupying a desirable corner plot location with parking and easy access to both Arnold and Daybrook's excellent amenities and transport links!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

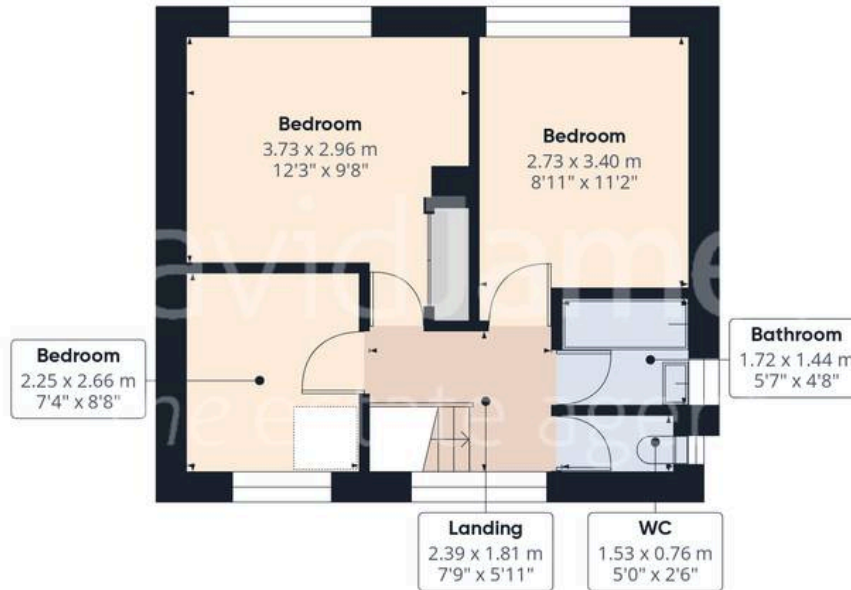
- Semi-detached family home occupying a generous corner plot
- No onward chain and an excellent opportunity to personalise
- Ideally positioned for access to Arnold's nearby amenities, schools and transport links
- Spacious lounge with feature fireplace and pleasant garden outlook
- Separate dining room with an open archway and garden outlook
- Kitchen with oak-effect units and integrated cooking appliances
- Three bedrooms (two with useful in-built storage/wardrobes)
- Bathroom with an electric overbath shower and separate WC
- Lawned and established wraparound gardens with a southerly-facing rear aspect
- Gated driveway and brick-built outbuilding







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

77.7 m²

836 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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