



47 Arnot Hill Road, Arnold – NG5 6LN

Guide Price **£220,000**

DavidJames
the estate agent



47 Arnot Hill Road

Arnold, Nottingham

NO CHAIN! 3 bed semi-detached close to Arnold's amenities with lots of potential! Good-sized lounge, dining kitchen, shower room and an enclosed rear garden plus off-street parking! Council Tax band: B

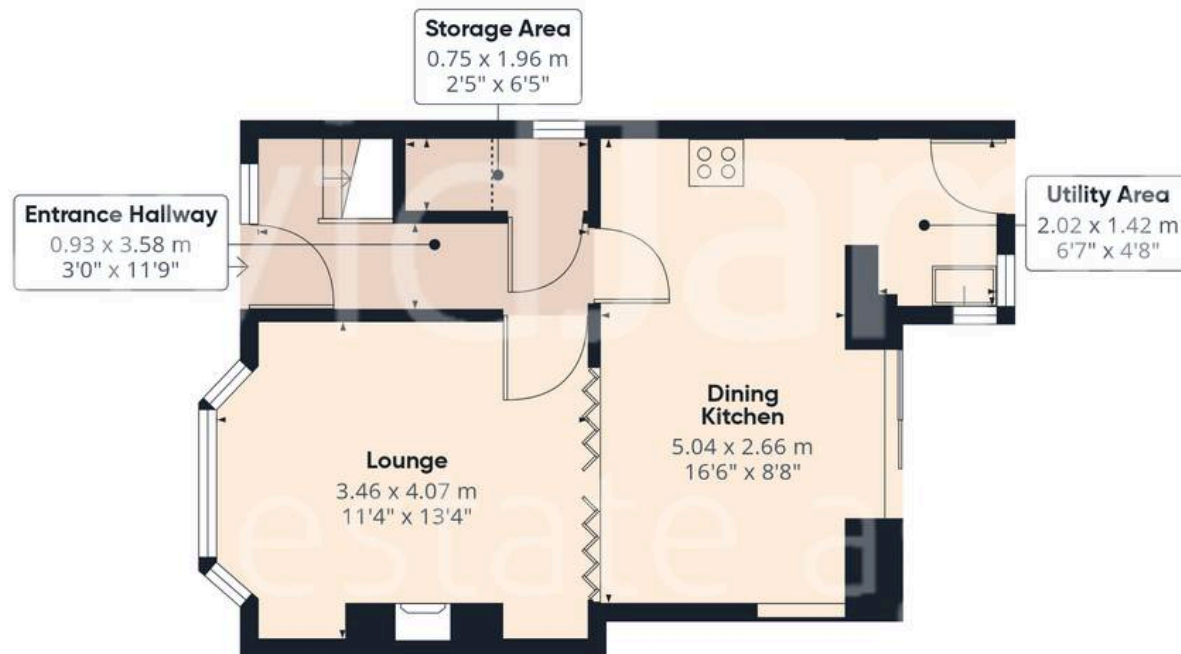
Tenure: Freehold

- Traditional semi-detached family home
- Offered to the market with no upward chain
- Close to Arnold's local amenities, schools and excellent transport links
- Lots of potential to personalise
- Well-proportioned lounge with a large bay window and feature fireplace
- Open-plan dining kitchen with an adjoining utility area
- Three bedrooms (main bedrooms with sliding door fitted wardrobes)
- First floor three-piece shower room
- Good-sized rear garden with lawn, patio seating space and a timber shed
- Shared side access with car parking space to the rear









Floor 0



Floor 1

Approximate total area⁽¹⁾

67.2 m²

723 ft²

Reduced headroom

0.7 m²

7 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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