



**3 Bedroom House - Semi-Detached**  
**located on The Long Shoot,**  
**Nuneaton**  
**Offers Over £299,950**

 **UP Estates**





**\*\*EXTENDED TRADITIONAL SEMI - SOUTH FACING GREAT REAR GARDEN - FANTASTIC SOCIAL LIVING KITCHEN/DINER - THREE BEDROOMS - DOWNSTAIRS WC - SCHOOL CATCHMENT FOR NUNEATON'S MOST DESIRABLE SCHOOLS\*\*** Opportunity knocks to own a classic Long Shoot semi with the added benefit of an extended open living kitchen/diner and the classic features of good frontage parking set back from the road and spacious south facing garden to the rear. In brief the property comprises: Hall, Formal Lounge, Social Living Kitchen/Diner and WC to the Ground Floor. There is a Landing, Three Bedrooms and a Bathroom to the First Floor. Externally there is off road parking for multiple vehicles/larger vehicles, side access to garage and to the ample rear garden space. Some aspects of the property and rooms need further modernisation and finishing off and has been reflected into the price.

### IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting

## Offers Over £299,950

- EXTENDED TRADITIONAL SEMI
- FANTASTIC SOCIAL LIVING KITCHEN/DINER
- THREE BEDROOMS
- SPACIOUS DOWNSTAIRS WC
- SOUTH FACING SUBSTANTIAL REAR GARDEN
- OFF ROAD DRIVEWAY PARKING FOR MULTIPLE VEHICLES + GARAGE
- ONE OF NUNEATON'S MOST SOUGHT AFTER LOCATIONS
- WELL REGARDED SCHOOL CATCHMENT POSITION
- FORMAL LOUNGE WITH BAY WINDOW
- MODERN COMBI BOILER





vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.









The Long Shoot, Nuneaton





Total Area: 112.3 m<sup>2</sup> ... 1209 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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