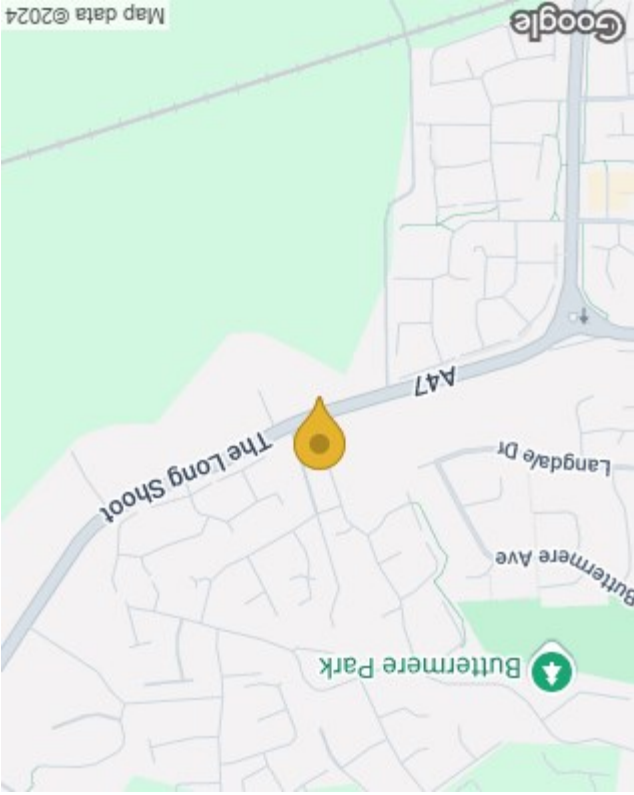


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

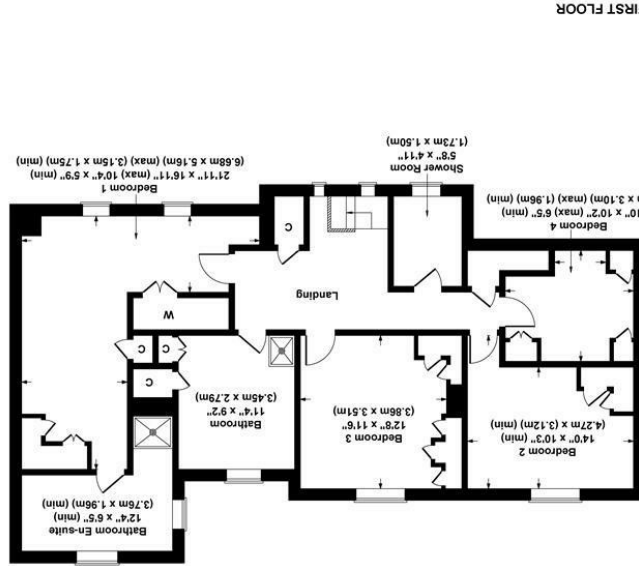
Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

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

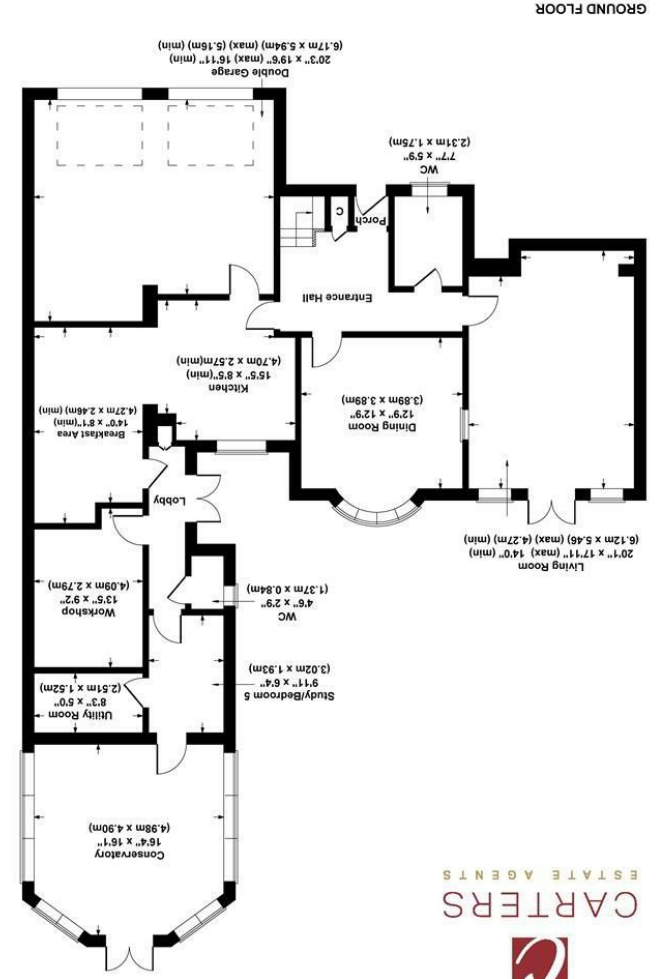
Energy Efficiency Rating



Area Map



The Long Shoot
 Approximate Area = 2728 sq ft / 253.4 sq m
 Garage = 353 sq ft / 32.7 sq m
 Total = 3081 sq ft / 286.1 sq m



Floor Plan



35 The Long Shoot
 Nuneaton, CV11 6JG
 £750,000



35 The Long Shoot

Nuneaton, CV11 6JG

Welcome to this exceptional detached residence located on a premier thoroughfare, offering a rare opportunity to acquire a most impressive home. Considerably extended and improved by the current owner, this spacious property spans approx. 3,000 square feet of accommodation and boasts a plot size of just over a quarter of an acre, featuring a stunning south-facing garden with delightful open fields to the rear aspect.

Both spacious and versatile, this property is ripe for development. The current layout offers scope to convert part of the residence into a self-contained annexe, ideally suited for multi-generational living, subject to planning approval. Additionally, there is ample parking and a double garage to meet the needs of a growing family, providing ample opportunity for extension and adaption (STP). The property also boasts an impressive frontage, that lends itself to gated access for increased security and enhanced 'curb-appeal'. Given its location and proximity to additional accesses, and proximity to traffic lights, a sensor system is installed, automatically activating the traffic lights to allow for convenient and safe access onto The Long Shoot, without significant delay.



Upon entering the property through the porch, you are welcomed into a spacious hallway with elegant parquet flooring, boasting high ceilings and two large stained glass windows, a classic design feature of properties from this era. Doors open through to a WC/guest cloakroom and a delightful dual aspect living room to the west. The living room features a bay window to the front, French doors to the garden at the rear, and a centrepiece multi-fuel burner with feature surround. Sitting centrally into the property, a spacious formal dining room, with a bay window to the rear elevation and a gas fire with a feature surround exudes class and provides beautiful views of the fabulous garden.



Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.

