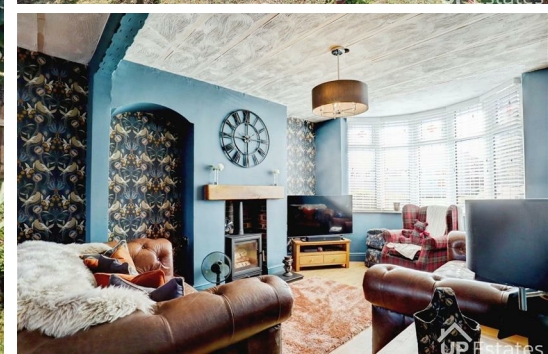




4 Bedroom House - Semi-Detached
located on The Long Shoot,
Nuneaton
£325,000

 **UP Estates**



****Are you a keen gardener? Looking to live on one of Nuneaton's most sought after roads? Rare opportunity to purchase a four bedroom, double storey extended traditional double bay fronted semi detached. With a FEATURE LOUNGE/DINER WITH LOG BURNER - DRIVEWAY PARKING FOR MULTIPLE VEHICLES - HANDY DOWNSTAIRS WC - this is a lovely property, ready to get all moved in before Christmas 2026.**

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£325,000

- ONE OF NUNEATON'S MOST SOUGHT AFTER ROADS
- EXTENDED DOUBLE BAY FRONTED TRADITIONAL SEMI
- FOUR UPSTAIRS BEDROOMS
- DOWNSTAIRS WC
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- LOVELY, SPACIOUS REAR GARDEN WITH FRUIT TREE LINED ORCHARD SECTION
- CATCHMENT AREA FOR SOUGHT AFTER PRIMARY & SECONDARY SCHOOLS
- IMPRESSIVE LOUNGE/DINER RECEPTION ROOM WITH LOG BURNER





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

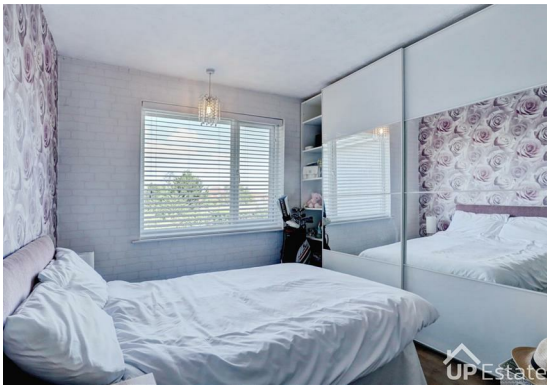
All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

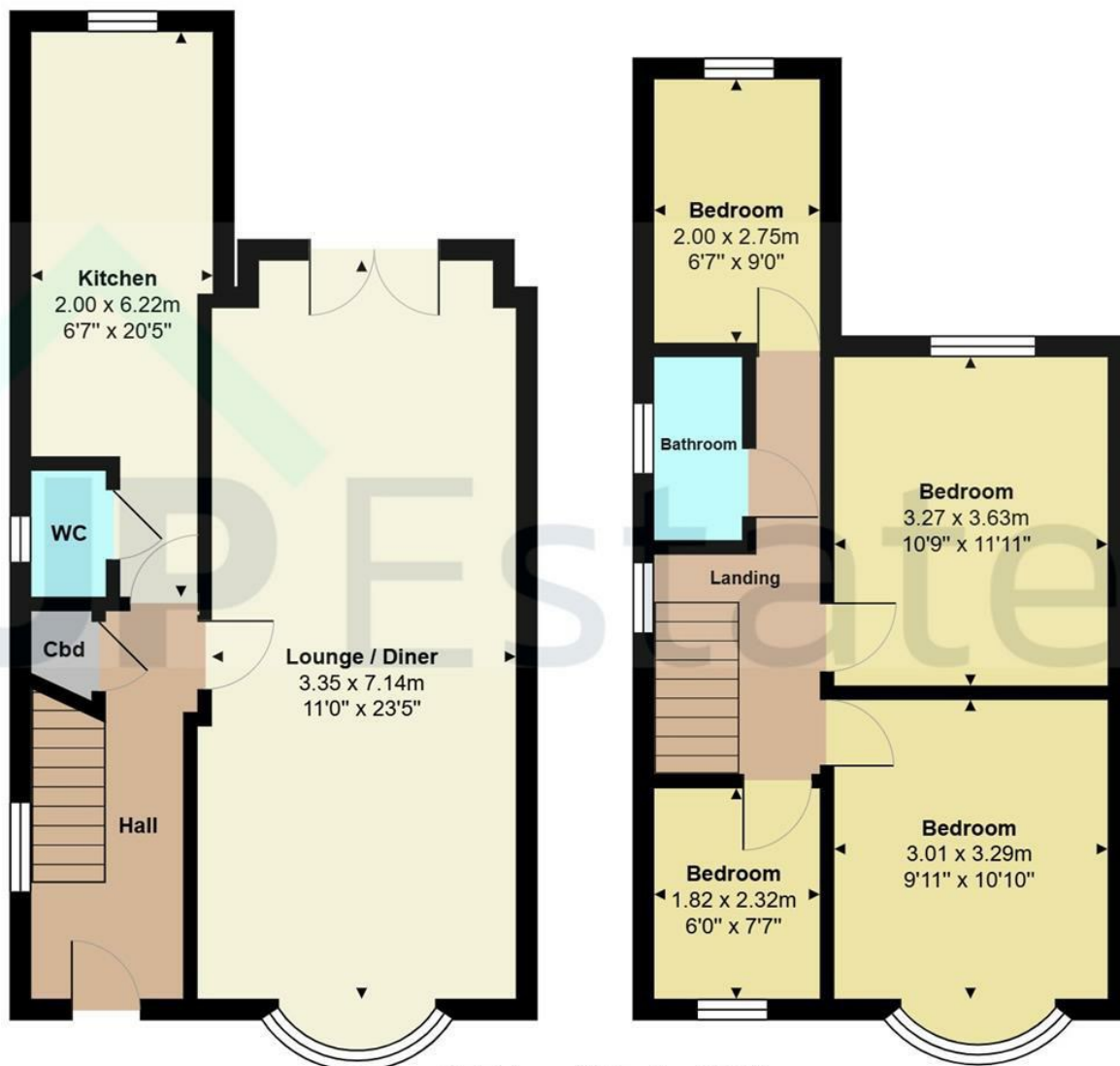
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





The Long Shoot, Nuneaton





Total Area: 89.5 m² ... 963 ft²

All measurements are approximate and for display purposes only

CONTACT

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