




PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

QUEEN ISABELS AVENUE,
CHEYLESMORE, CV3 5GE

£260,000

QUEEN ISABELS AVENUE



PROMINENCE

ESTATES

This three-bedroom end of terrace property offers a wonderful opportunity for those looking to create their ideal home. Located in a highly desirable area within walking distance of the vibrant City Centre and the convenient amenities of Cheylesmore Parade, this home combines potential with an unbeatable location.

The property features a spacious living room, a separate dining area, and a kitchen that leads out to a generously sized rear garden – perfect for those who enjoy outdoor living. Upstairs, you'll find three well-proportioned bedrooms, offering ample space for a growing family or the flexibility to create a home office. There is also a spacious boarded loft.

In addition to the living space, the property benefits from a detached garage, providing secure parking and additional storage, or even the potential for a workshop or studio.

While the property is in need of some modernisation, it retains plenty of character and is brimming with potential. With some TLC, this home could be transformed into a stylish and comfortable residence in a prime location.

Additional advantages include off-road parking, excellent transport links, and proximity to local schools, parks, and shopping. This property is a blank canvas awaiting your personal touch – an ideal project for first-time buyers or investors looking to add value.

Don't miss out on this rare opportunity to own a home with such great potential in a fantastic location, complete with the added benefit of a detached garage!

Living Room 13'8" x 11'4"

Kitchen 19'10" x 7'8"

Dining Room 10'4" x 7'6"

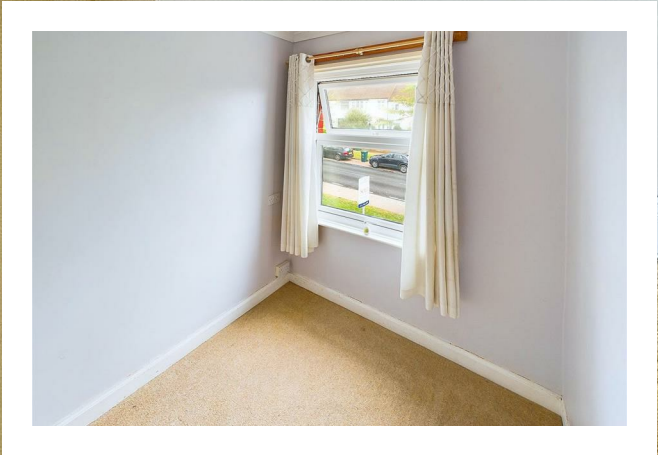
Bedroom One 12'8" x 8'1"

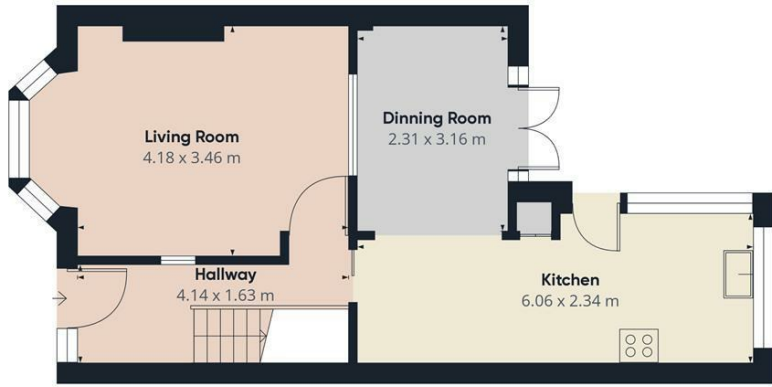
Bedroom Two 10'9" x 10'6"

Bedroom Three 7'6" x 6'11"

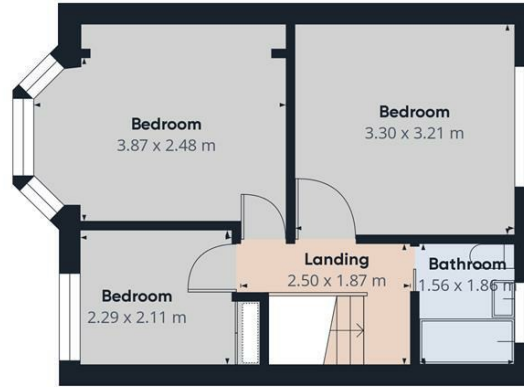
Bathroom 6'1" x 5'1"







Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Prominence Estates
 5 Queen Isabels Avenue,
 Cheylesmore,
 Coventry,
 CV3 5GE

02476 309 826
 sales@prominenceestates.com
 www.prominenceestates.com

