

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**PORTSEA CLOSE,**  
CHEYLESMORE, COVENTRY, CV3 5JQ

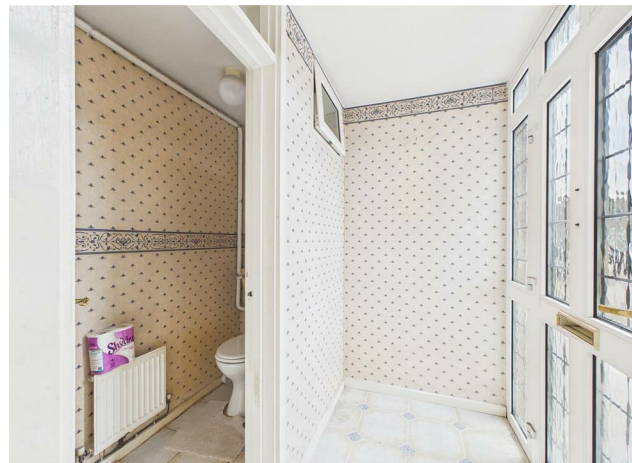
**GUIDE PRICE**  
**£190,000**

## PORTSEA CLOSE



# PROMINENCE

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This three bedroom mid terrace home is located in the heart of the ever popular Cheylesmore area and presents an outstanding opportunity for buyers looking to undertake a full renovation project. Benefiting from a garage, off road parking to the front and excellent potential to add significant value, this property is ideal for investors, developers or buyers eager to create their dream home in one of Coventry's most sought after residential locations.

The property offers well proportioned accommodation throughout with excellent scope for modernisation and redesign. The existing layout provides a solid foundation for refurbishment, allowing prospective purchasers the opportunity to tailor the home to their own tastes and requirements. Whether you are looking to renovate for your own occupation or as an investment, the potential on offer is clear.

Externally, the property benefits from off road parking to the front, along with a garage providing additional parking, storage or workshop space. There is also a rear garden which offers further potential to create an attractive outdoor area for entertaining or family enjoyment.

Cheylesmore continues to be one of Coventry's most desirable locations, offering a superb range of local amenities. Daventry Road Parade is within easy walking distance and provides an excellent selection of independent shops, supermarkets, cafés, restaurants, pharmacies and other everyday conveniences.

Families are well served by a number of highly regarded primary and secondary schools, while nearby parks and green spaces offer excellent

recreational opportunities. Coventry city centre is only a short distance away, providing extensive shopping, leisure and dining facilities.

The property also benefits from excellent transport links. Coventry railway station is easily accessible and offers direct services to Birmingham, London and other major destinations. The A45 and A46 are also nearby, providing convenient access to Warwick, Leamington Spa, Birmingham and the wider motorway network.

Offering exceptional potential in a prime residential location, this is a rare opportunity to acquire a renovation project in the heart of Cheylesmore. Early viewing is highly recommended to appreciate the possibilities this property has to offer.

**Living Room 15'11" x 10'2"**

**Dining Room 15'11" x 15'9"**

**W/C 2'10" x 6'3"**

**Bedroom One 16'0" x 8'0"**

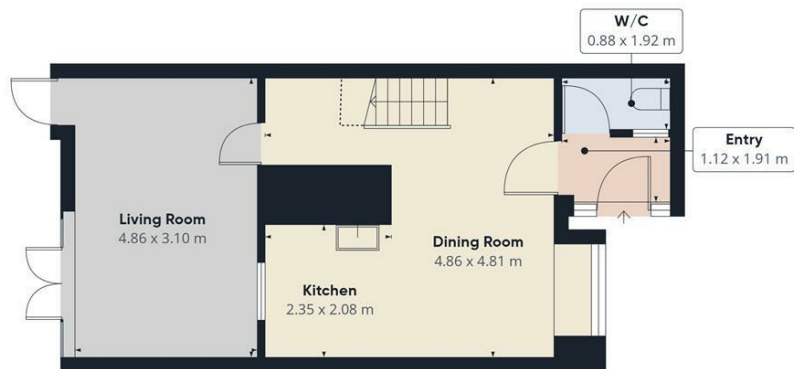
**Bedroom Two 8'6" x 12'4"**

**Bedroom Three 7'2" x 9'2"**

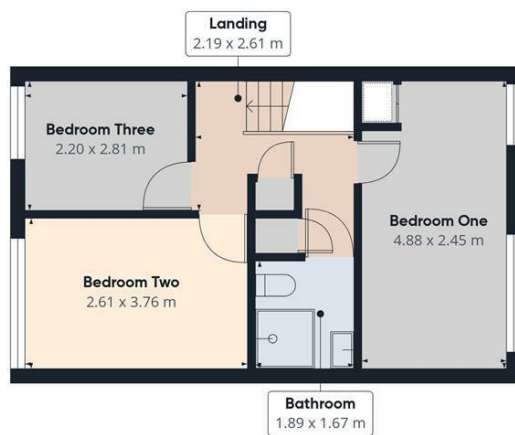
**Bathroom 6'2" x 5'5"**







Ground Floor



Floor 1



#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  |                         |           |
|                                             | EU Directive 2002/91/EC |           |

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