

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**GORING ROAD,**  
COVENTRY, CV2 4LW

**£900 PCM**

## GORING ROAD



**PROMINENCE**  
ESTATES

A well-presented two bedroom end of terrace house offering flexible accommodation and generous outdoor space. Ideal for families or professionals seeking practical living with good-sized rooms throughout.

The property features two reception/dining room and the main family bathroom is conveniently located on the ground floor. To the first floor are two spacious double bedrooms, both benefiting from good natural light and ample space for furnishings.

The house is offered unfurnished, providing a blank canvas for tenants to make the property their own. Externally, there is a large rear garden, ideal for outdoor use, entertaining or family living. On-street parking is available to the front of the property.

The location benefits from a range of local shops and amenities within walking distance, including Mum & Dads Super Market, U Soltysa - Polish Shop, Aya-Ola African foods, Milka Supermarket and Clay lane Fruit & Veg

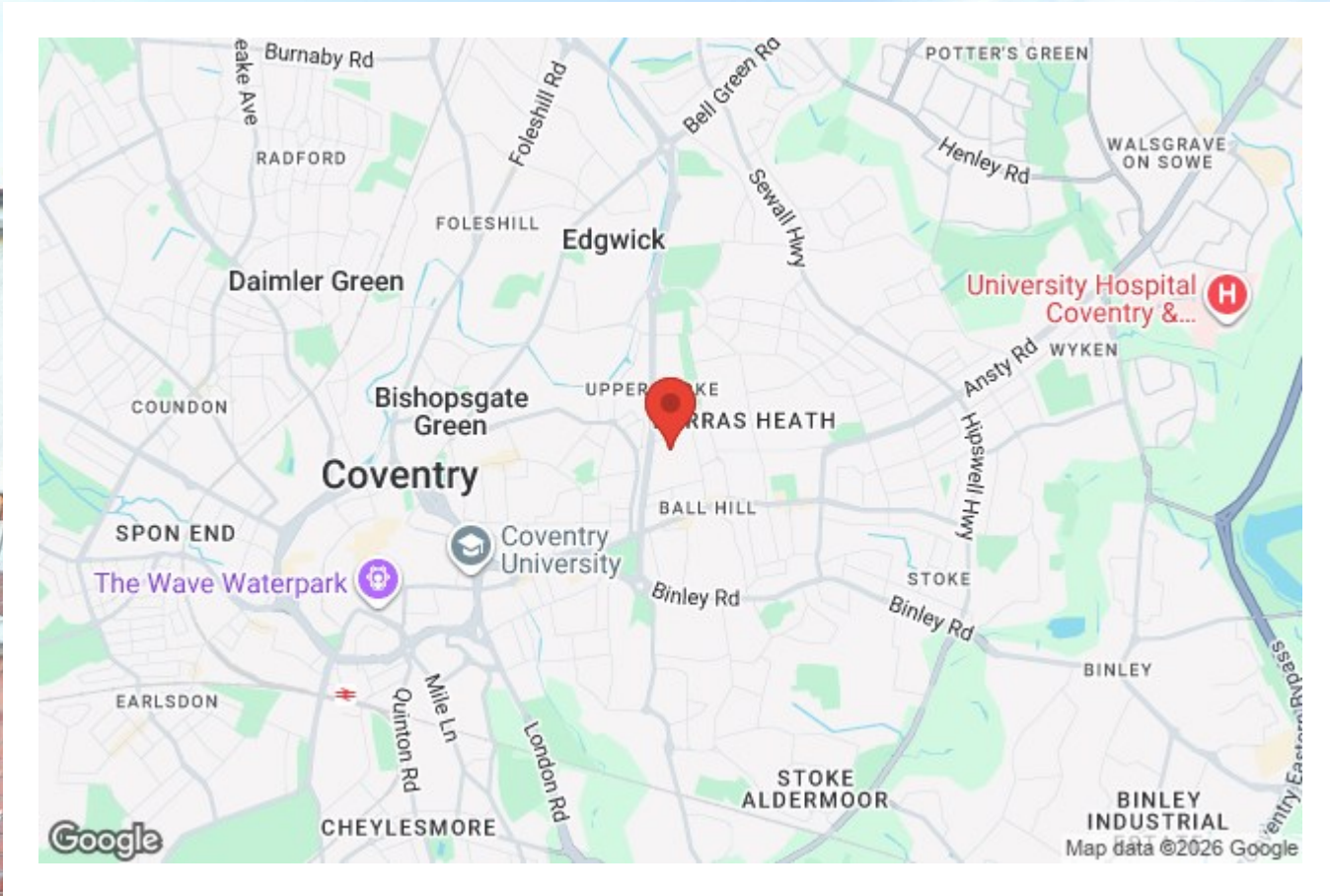
Indian Groceries Spices and Vegetables on Clay Lane. There's also a selection of nearby cafés and takeaways such as Covrigarul Ltd patisserie and independent food outlets. For larger shopping trips, West Orchards Shopping Centre, Lower Precinct Shopping Centre and Central 6 Retail Park are all easily accessible in Coventry city centre.

There are several schools close by, making the property particularly suitable for families. These include Stoke Primary School, Frederick Bird Academy and Stoke Heath Primary School at primary level, as well as Lyng Hall School and Sidney Stringer Academy for older children. Stoke Park School and other secondary options are also within easy reach.

Early viewing is highly recommended to fully appreciate the space, layout and convenient location this home has to offer.







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

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

  
**PROMINENCE**  
ESTATES