

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**QUEEN ISABELS AVENUE,**  
CHEYLESMORE, COVENTRY, CV3 5GF

**OFFERS OVER**  
**£240,000**



## QUEEN ISABELS AVENUE



# PROMINENCE

— ESTATES —

Situated in the popular residential area of Cheylesmore, this well proportioned three bedroom end of terrace home offers spacious and flexible living accommodation throughout. Key features include a separate living room and dining room, a bright and airy sunroom, and a part paved rear garden ideal for outdoor entertaining or low maintenance use. The property also benefits from three good sized bedrooms and a family bathroom on the first floor, making it a fantastic choice for families or first time buyers.

Located within the CV3 5GF postcode, the property enjoys close proximity to a range of local amenities including shops, supermarkets and cafes on Daventry Road. Cheylesmore is a well established neighborhood known for its convenience and community feel. Excellent schools such as Manor Park Primary and King Henry VIII School are within easy reach, adding to the appeal for families.

There are superb transport links nearby with easy access to the A45 and A46, and Coventry Railway Station is just a short drive or bus ride away, offering direct routes to Birmingham, London and other major destinations. Regular local bus services also serve the area, making daily commutes and travel straightforward.

This attractive home in Cheylesmore is well presented and offers versatile living space in a highly sought after location, making it an excellent opportunity for a wide range of buyers. Early viewing is highly recommended.

**Living Room 12'9" x 10'11"**

**Dining Room 11'0" x 9'8"**

**Kitchen 12'6" x 5'10"**

**Sun room 10'0" x 7'5"**

**Master Bedroom 12'10" x 9'8"**

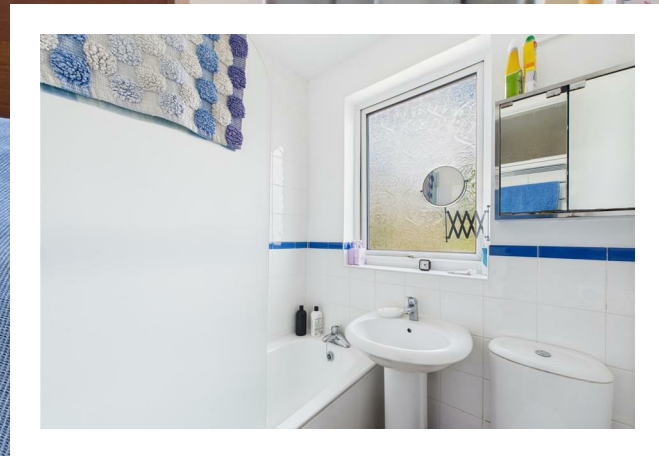
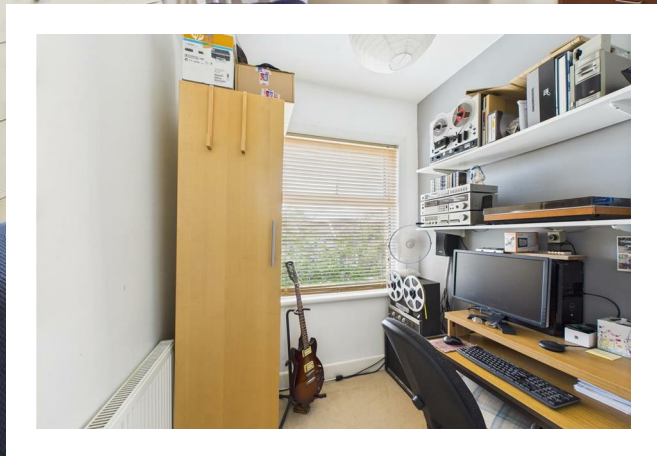
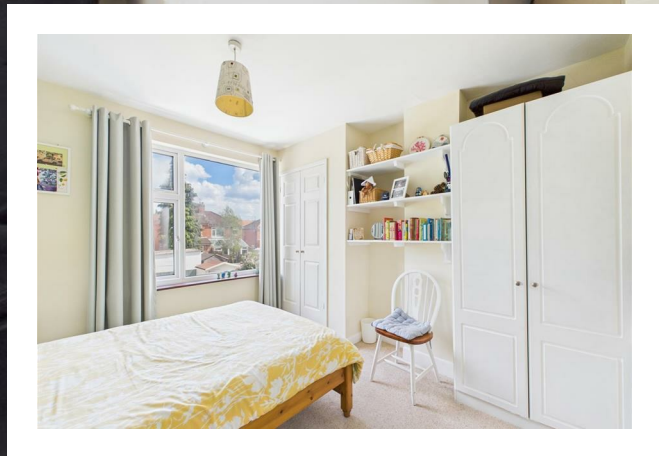
**Bedroom Two 11'0" x 9'7"**

**Bedroom Three 7'4" x 6'6"**

**Bathroom 5'6" x 5'9"**

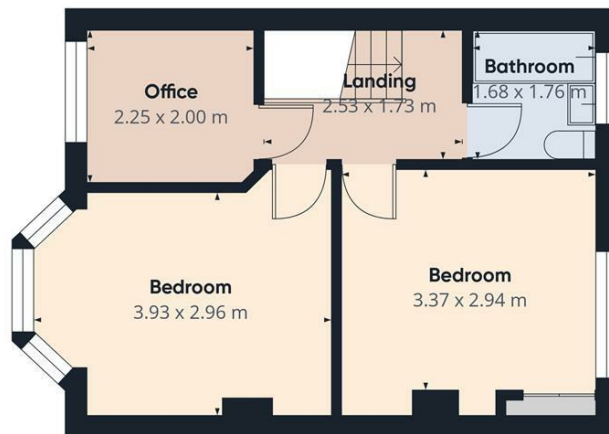








Ground Floor



Floor 1



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

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