

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**AGINCOURT ROAD,**  
CHEYLESMORE, COVENTRY, CV3 5PT

**GUIDE PRICE**  
**£210,000**

# AGINCOURT ROAD



# PROMINENCE

ESTATES

This well presented two bedroom mid terraced property in the popular Cheylesmore area offers off road parking, a garage and additional storage to the front, along with attractive views to the rear overlooking a green. With direct access from the back gate onto the open green space, this home provides a pleasant setting and is ideal for first time buyers, downsizers or investors seeking a ready to move into property in a convenient location.

The ground floor comprises a bright and welcoming living room which offers a comfortable space for relaxing and entertaining. The kitchen is well maintained and fitted with a range of units and work surfaces, providing a practical layout for everyday use. The overall condition of the property reflects the care taken by the current owners, allowing buyers to move in with minimal work required.

Upstairs, there are two well proportioned bedrooms, both offering comfortable accommodation and flexibility for use as sleeping space, a home office or guest room. The family bathroom is neatly presented and fitted with a modern suite.

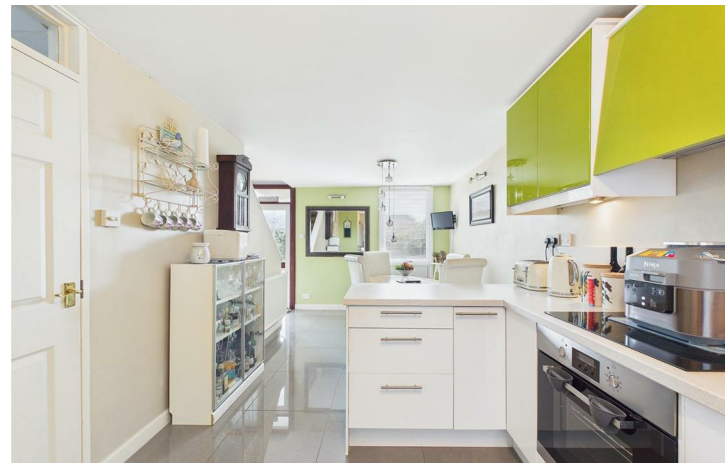
Externally, the property benefits from off road parking to the front, along with a garage and useful storage cupboards, providing excellent practicality. To the rear, the garden offers a private outdoor space with the added advantage of backing directly onto a green, creating an open outlook and a great space for relaxing or enjoying the surroundings.

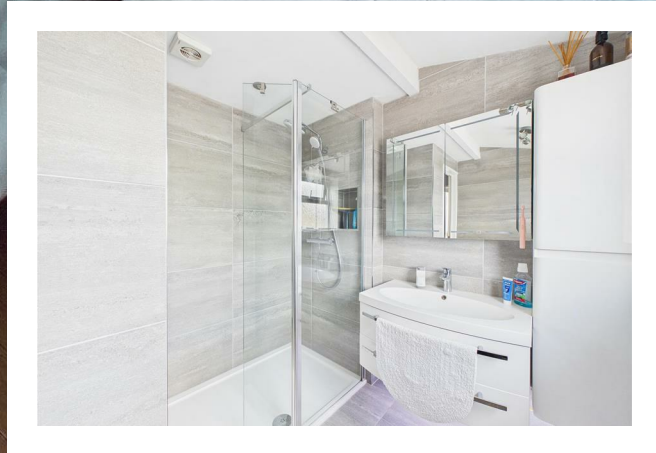
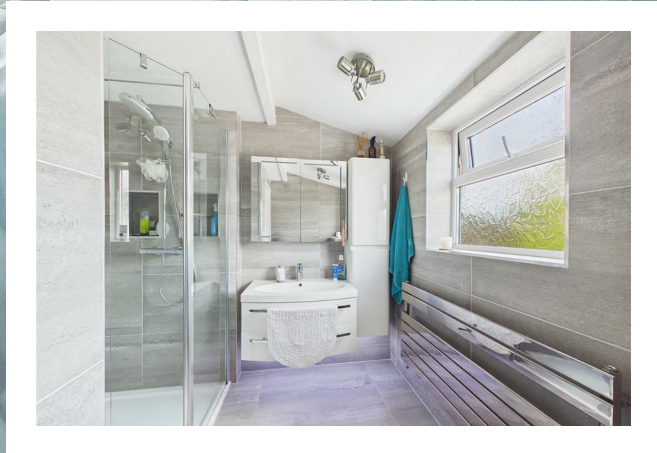
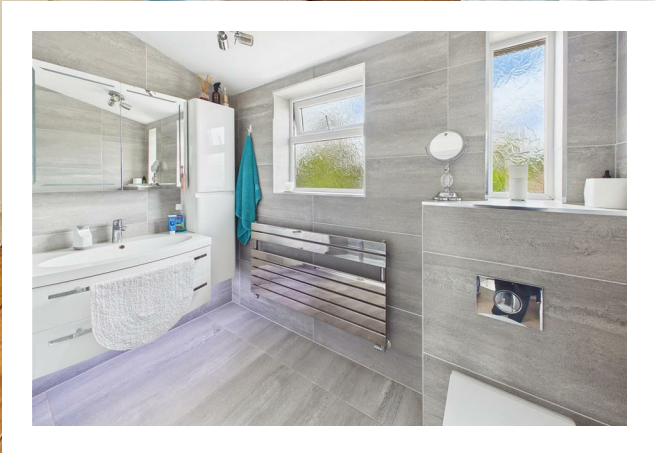
The location is well served by a range of local amenities, including nearby shops, supermarkets and everyday conveniences. There are

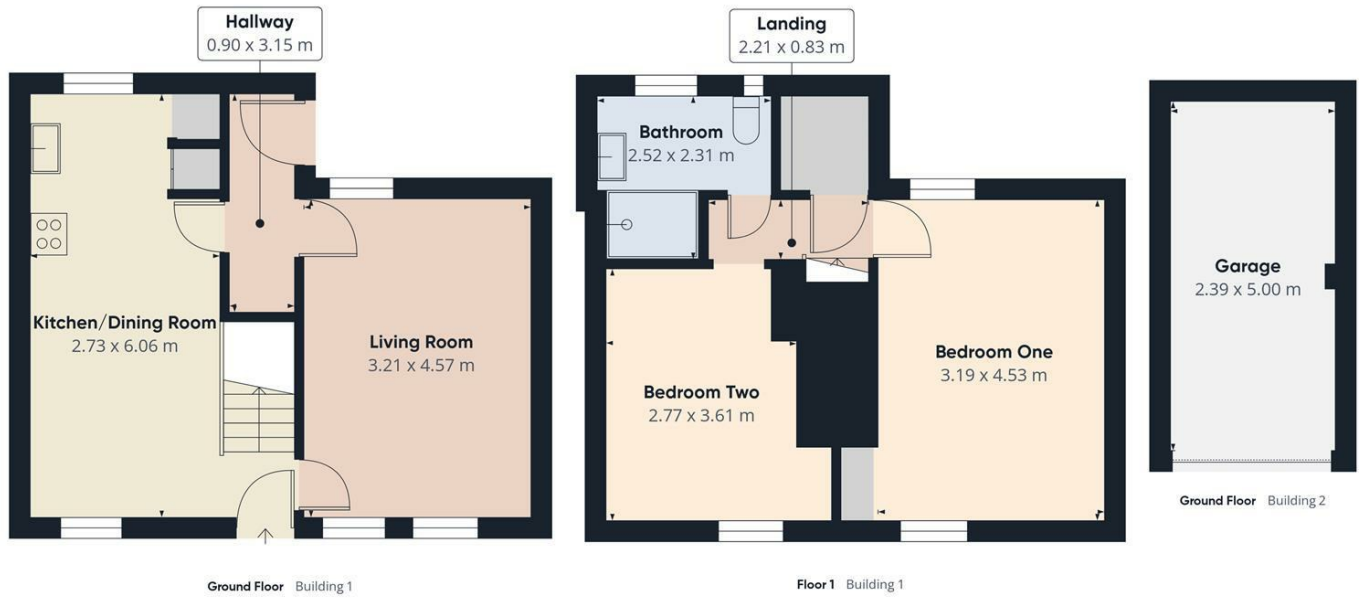
also well regarded primary and secondary schools within easy reach, making the area appealing to a wide range of buyers. Coventry city centre is a short distance away and offers a wide selection of retail, dining and leisure facilities.

Transport links are excellent, with regular bus services nearby and easy access to the A45 and A46, providing convenient routes to surrounding areas such as Warwick, Leamington Spa and Birmingham. Coventry railway station is also easily accessible for those commuting further afield.

Living Room	10'6" x 14'11"
Kitchen	8'11" x 19'10"
Bedroom One	10'5" x 14'10"
Bedroom Two	9'1" x 11'10"
Bathroom	8'3" x 7'6"
Garage	7'10" x 16'4"







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		
	66	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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