



30 Renison Road, Bedworth, CV12 0DS

Offers in excess of £170,000

Occupying a desirable residential position, this deceptively spacious three-bedroom semi-detached bungalow offers versatile accommodation over two floors, making it an ideal purchase for families, downsizers or those seeking flexible living space. The property benefits from generous reception rooms, a conservatory, fitted kitchen, ground floor bedroom and bathroom, together with two first-floor bedrooms. Conveniently located close to local amenities, schools and transport links, this property offers excellent potential.

Accommodation- The ground floor comprises a welcoming entrance hallway leading to a spacious living room, separate dining room and fitted kitchen. A bright conservatory to the rear provides an additional reception space and enjoys views over the garden. The ground floor also benefits from a generous double bedroom and a family bathroom, making single-level living an option if required.

To the first floor are two further well-proportioned bedrooms, ideal for children, guests or use as a home office, providing flexible accommodation to suit a variety of buyers.

Exterior- Externally, the property enjoys a private rear garden, perfect for relaxing, entertaining or gardening. To the front, there is off-road parking via a driveway.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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