



HODGETTS LANE, BERKSWELL, CV7
£2,400 per month*

Carter Jonas

HODGETTS LANE, BERKSWELL, CV7

A well presented 4 bedroom detached property with a garage, driveway parking, paddocks and stables in Berkswell.

Accommodation comprises -

Ground Floor: The open-plan living/dining room has exposed beams and doors to the rear garden. There is a further reception room, three bedrooms, modern kitchen, and a separate utility room with a shower & WC.

First Floor: Two good-sized bedrooms; one of which has an en suite shower room, in addition to the family bathroom.

External: There is an integrated garage, large driveway, stable block, gardens to the front and rear, and paddocks to the rear and right hand side (which contains a public footpath).

- Council Tax Band = F
 - Deposit Required = £2,769
 - Long Let, Minimum term 12 months
- 4 Bedrooms
 - 2 Reception Rooms
 - 3 Bathrooms
 - Kitchen
 - Living/Dining Room
- Utility Room with Shower
 - Integrated Garage
 - Driveway Parking
 - Available Now
 - EPC = E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	70 C
21-38	F		
1-20	G		

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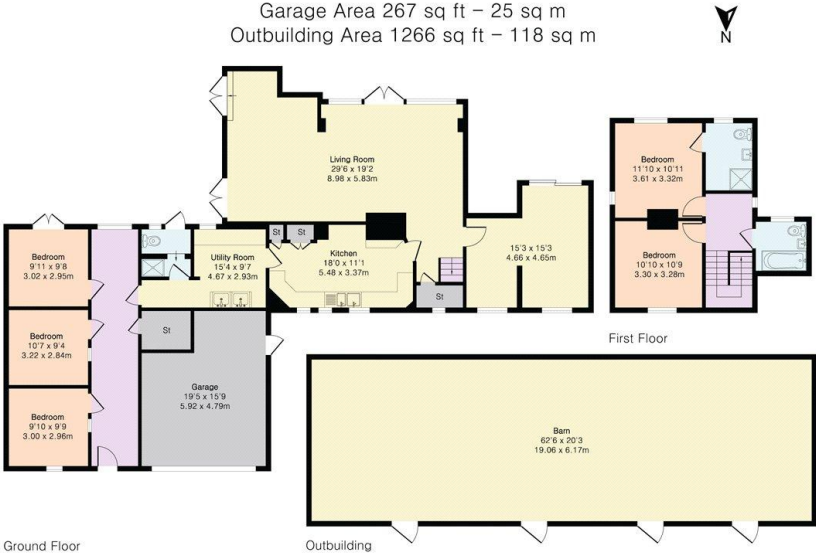
Approximate Gross Internal Area 2053 sq ft - 191 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 1615 sq ft - 150 sq m

First Floor Area 438 sq ft - 41 sq m

Garage Area 267 sq ft - 25 sq m

Outbuilding Area 1266 sq ft - 118 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT INFORMATION

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Classification L2 - Business Data