



**HODGETTS LANE, BURTON GREEN, CV8**  
£1,600 per month\*

**Carter Jonas**



# HODGETTS LANE, BURTON GREEN, CV8

A three bedroom detached property situated in Burton Green within easy access to Kenilworth.

Accommodation comprising - GF: Entrance porch, reception hall, sitting room, dining room, kitchen, utility room, WC and office. FF: 3 bedrooms and a family bathroom. Externally there is a garden to the rear, a front garden and off-road parking for 2/3 cars.

Pets considered. No access to loft/attic. Gas Heating. Mains electricity, water and drainage. Flood Zone 1 - Low Risk. Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Available unfurnished from late April 2024 for an initial 12 month term.

Council Tax Band E/ EPC Rating - D

At a rent of £1,600 per calendar month

- Holding deposit of 1 weeks rent £369
- Council Tax = E

• Deposit Required = £1,846.00

• Detached

• Unfurnished

• Three Bedrooms

• Bathroom

• Two Reception Rooms

• Kitchen

• Utility Room

• Garden

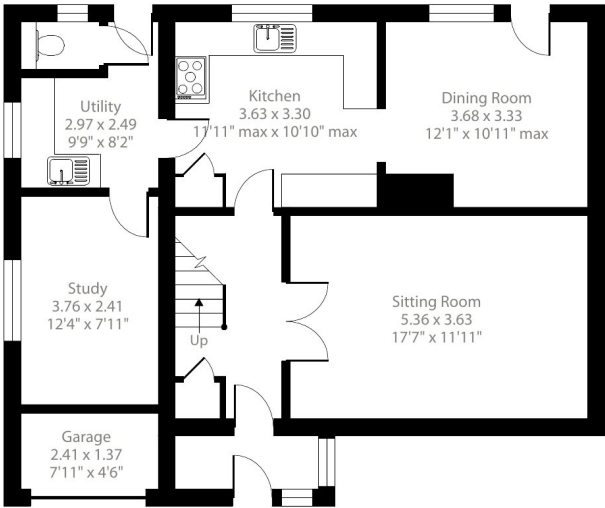
• Parking

• EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Hodgetts Lane, Burton Green, Kenilworth, CV8

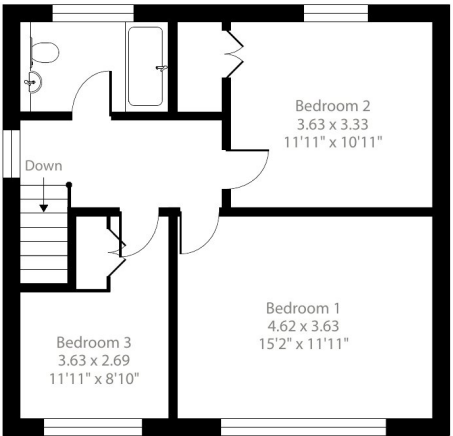
Approximate Area = 1393 sq ft / 129.4 sq m  
Garage = 36 sq ft / 3.3 sq m  
Total = 1429 sq ft / 132.7 sq m  
For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1068244



First Floor



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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