



**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)

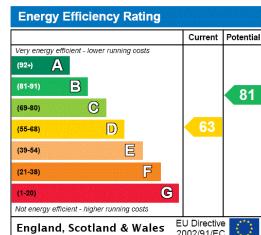
Available unfurnished from late April 2024 for an initial 12 month term.

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



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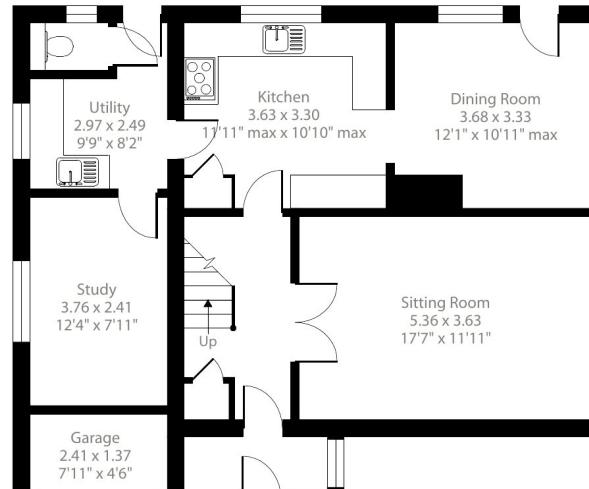
Hodgetts Lane, Burton Green, Kenilworth, CV8

Approximate Area = 1393 sq ft / 129.4 sq m

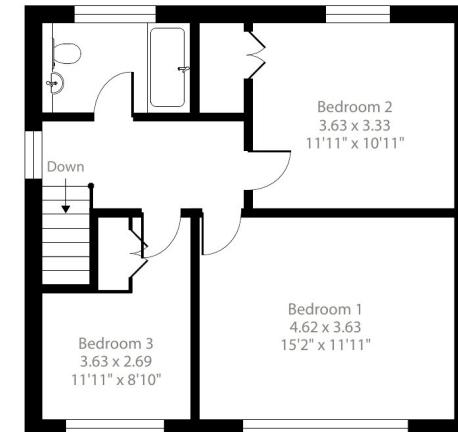
Garage = 36 sq ft / 3.3 sq m

Total = 1429 sq ft / 132.7 sq m

For identification only - Not to scale



Ground Floor



First Floor



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



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## IMPORTANT INFORMATION

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