



**CRACKLEY CRESCENT, KENILWORTH, CV8**  
£1,500 per month\*

**Carter Jonas**



# CRACKLEY CRESCENT, KENILWORTH, CV8

A three bedroom semi detached rendered property situated in Kenilworth with garden and off road parking.

Accommodation comprising:-

Ground Floor: entrance hall, downstairs Wc, dining room, sitting room, kitchen, utility room.

To the first floor are three bedrooms and separate family bathroom. Externally there is off road parking for one car and rear garden

The property is on mains water, electricity and has gas central heating.

EPC - D

Council Tax Band E approx £2,507.03 per annum.

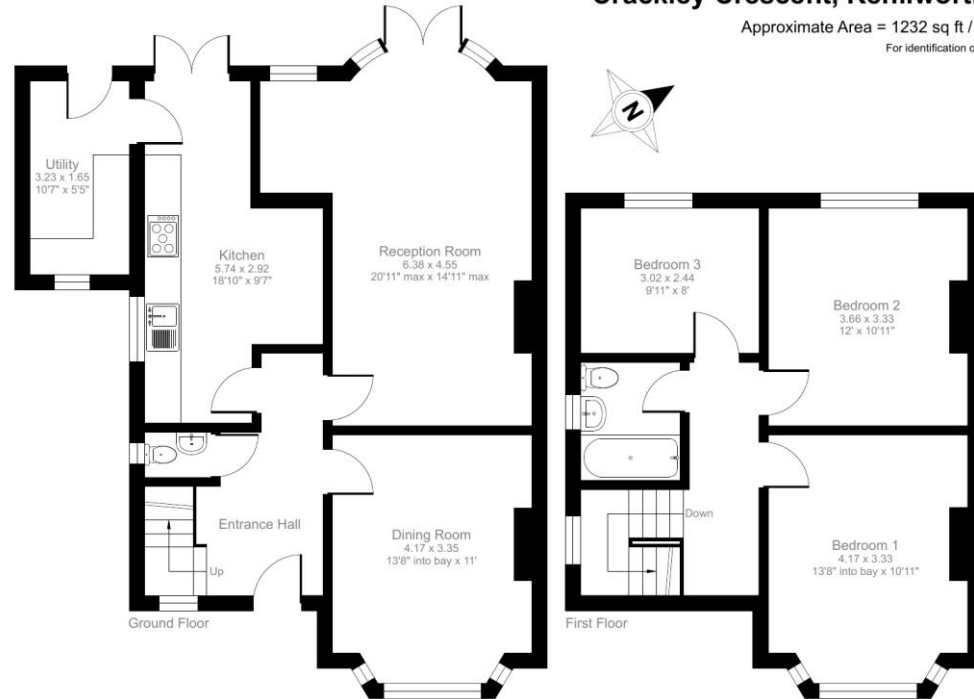
- Council Tax Band = E
- Deposit Required = £1,730.77
- Three Bedrooms
- Bathroom
- Kitchen
- Utility Room
- Two Receptions Room
- Downstairs Cloakroom
- Parking
- Unfurnished
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(48-54) <b>E</b>		
(35-47) <b>F</b>		
(2-34) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Crackley Crescent, Kenilworth, CV8

Approximate Area = 1232 sq ft / 114.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Carter Jonas. REF: 1077173



Oxford Lettings 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.