

**TO LET**



**Main Road, Ravenshead, NG15 9GP**  
**£1,275 pcm**

**MARTIN & CO**



## Main Road, Ravenshead

Semi-Detached House,  
3 bedroom, 2 bathroom

£1,275 pcm

Date available: 4th July 2025

Deposit: £1,471

Furnished Optional

Council Tax band: C

- Extended Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Two Bathrooms
- Sought After Location
- Driveway & Garage



\*\*\*Extended Three Double Bedroom Semi-Detached House - Two Reception Rooms - Fitted Kitchen - Two Bathrooms - Enclosed Garden - Driveway & Garage - Sought After Location - Viewing Essential!\*\*\*

The accommodation comprises of a porch giving way to a hallway which in turns leads to the living room with bay window, a second good sized reception room, fitted kitchen complete with electric twin NEFF oven, inset gas hob with extractor over, fridge, freezer and dishwasher. Also to the ground floor is the bathroom with bath, low flush w.c. and pedestal basin alongside a utility area with washing machine plumbing.

To the first floor is a generously sized master

bedroom with storage cupboard, there are two further double bedrooms and a shower room.

Externally, the property offers an enclosed rear garden which is laid to lawn with a paved patio area and a detached single garage with power and lighting.

To the front is a laid to lawn garden and a resin driveway providing off road parking.

In order to meet the referencing criteria applicants must be in receipt of a salary of £38,250 from a permanent source of employment.

To reserve the property a holding fee of £294.00 payable

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









## Martin & Co Hucknall

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.