

# TANNERS

**23 Hereford Road, Ravenshead, N  
Nottingham NG15 9FJ**



**Price: £300,000**

**Situated in the highly desirable village of Ravenshead, a modern detached house providing three bedroomed accommodation with central heating and double glazing**

**28-30 Pelham Street, Nottingham NG1 2EG**

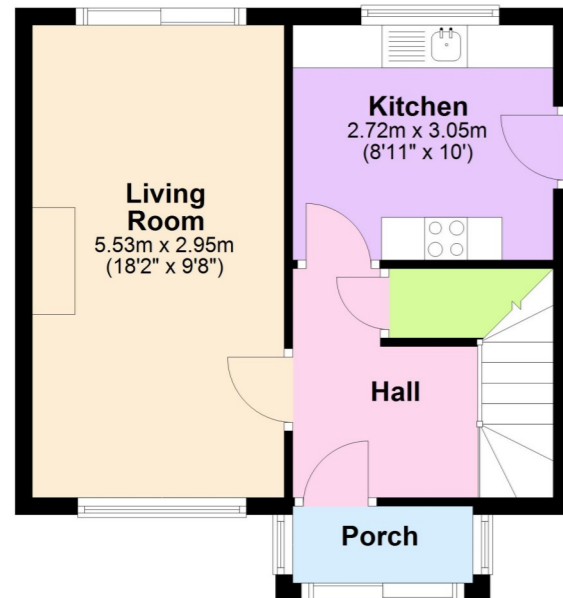
**Telephone: 0115 958 6586**

**[www.tanners-properties.co.uk](http://www.tanners-properties.co.uk)**

**e mail: [tanners@tannersproperties.co.uk](mailto:tanners@tannersproperties.co.uk)**

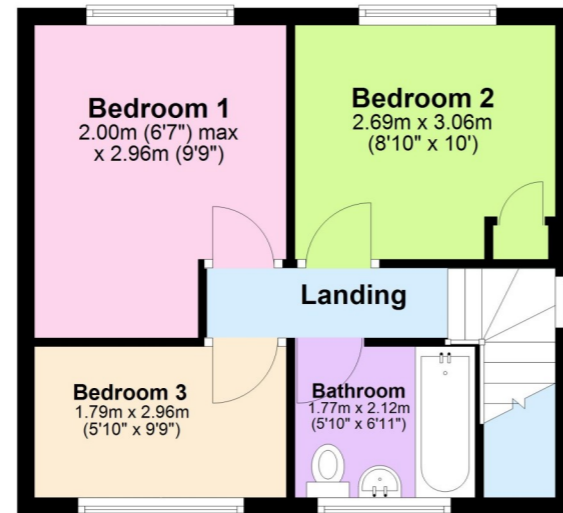
## Ground Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



## First Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



**Total area: approx. 69.5 sq. metres (748.0 sq. feet)**



**The Independent Property Professionals**



Directional Note

The property can be approached by the B6020 main road running along the northern edge of Ravenshead, taking a right turn into Bretton Road which leads into Hereford Road, the property on the right-hand side.

Description

A modern 3 bedroomed detached house forming part of this popular residential locality providing well appointed family accommodation with the benefit of gas central heating and double glazing. The property has gardens to the front and rear, and at the side there is a good length drive providing off street parking.

Accommodation

Double glazed front entrance porch, leading to

Entrance hall, storage cupboard under stairs, staircase to first floor, radiator

Through living room – 5.6m x 2.95m, fireplace, 2 radiators, double glazed patio doors leading to rear garden.

Kitchen – 3.06m x 2.73m, fitted with an attractive range of wall cupboards and base units incorporating electric oven and hob, stainless steel sink unit, gas fired central heating boiler.

First Floor

Bedroom 1 – 2.97m x 2.76m plus recess, radiator

Bedroom 2 – 3.06m maximum x 2.7m, radiator

Bedroom 3 – 2.95m x 1.79m, radiator

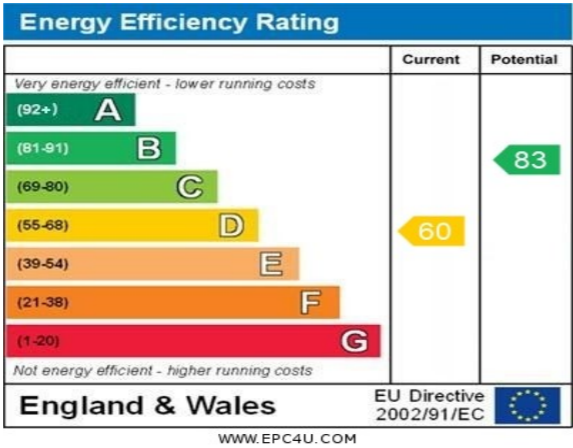
Bathroom / toilet – white suite of panelled bath, pedestal washbasin, low suite w/c, radiator, fully tiled walls.

Outside

The house occupies a plot with gardens to front and rear, laid mainly to lawn. At the side is a drive providing off street parking

Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do not hesitate to contact this office.



Council Tax:

Council Tax Band C current charges  
£2,260.42 2025/2026 Gedling Council

Viewing:

Strictly by appointment through the Nottingham Office Tel: 0115 9586586

E mail: [tanners@tannersproperties.co.uk](mailto:tanners@tannersproperties.co.uk)



Note: These details are for guidance only. All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.