



ROSS-ON-WYE

Guide price £450,000



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3 MYRTLE VILLAS

Palmerston Road, Ross-on-Wye, Herefordshire HR9 5PN



Beautiful three-storey home with original period features
Four generous double bedrooms, two with en-suites
South-facing patio and pergola, perfect for outdoor dining and entertaining

Nestled in the picturesque market town of Ross-on-Wye, this charming Victorian villa offers the perfect blend of period character and modern comfort. Located just a short stroll from the historic town centre, this home benefits from a vibrant community, excellent local amenities, and stunning natural surroundings, including the breathtaking Wye Valley and Forest of Dean. It is also within close proximity to two Primary Schools. With easy access to the M50, M5, and A40, it's ideally situated for commuters to the Midlands, South Wales, and beyond, while still providing a peaceful, countryside lifestyle.



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KEY FEATURES

- Beautiful three-storey home with original period features
- Four generous double bedrooms, two with en-suites
- Modern, bright kitchen with granite worktops, integrated appliances, and direct garden access
- Clawfoot bath, walk-in showers, and heritage-style fittings for a touch of classic luxury
- South-facing patio and pergola, perfect for outdoor dining and entertaining
- Walking distance to excellent schools, shops, and great commuter links to the Midlands and South Wales



STEP INSIDE



As you enter through the original period front door, you are greeted by a welcoming reception hall with stunning flagstone flooring and a staircase leading to the upper floors.

To the front, a bright sitting room features a triple-glazed sash window, decorative display arches, and a charming tiled hearth, ideal for a recessed electric fire. Adjacent is a cosy snug, with decorative inset windows that open into the kitchen, a recessed flagstone hearth with a brick surround, and a wood-burning stove, perfect for cosy evenings.

The heart of the home is the bright and airy kitchen/dining room, beautifully lit with natural sunlight from double-glazed windows. It boasts sleek white gloss base and wall units with granite worktops and ample space for a dining table. Integrated appliances include a fridge, and double-glazed double doors lead out to the sunny, south-facing rear garden, creating a seamless indoor-outdoor flow.

Upstairs, the first-floor landing provides space for a small desk or reading nook, with a single-glazed window to the side aspect.

The spacious family bathroom, bathed in natural light, heritage-style sink, clawfoot bath, and an enclosed shower cubicle with a mains-pressured shower.



This level also includes two large double bedrooms. One overlooks the rear of the property, while the other, at the front, has UPVC triple-glazed sash windows, part-stripped painted flooring, and an en-suite shower room complete with a walk-in shower, vanity unit, low-level WC, and tiled-effect flooring.

The second floor offers two further double bedrooms, each generously proportioned. One faces the rear, while the front bedroom benefits from a newly UPVC triple-glazed sash window and access to a small roof space. This bedroom also enjoys the convenience of a private en-suite shower room with a modern, dual-style shower head, wash basin with vanity unit, WC, and stylish tiled-effect flooring.

STEP OUTSIDE



Outside, original stone steps with decorative tiled insets lead to the front door, framed by a small lawned area with lavender borders. The rear garden, designed for low maintenance, features patio areas perfect for outdoor dining and entertaining, a raised seating area with a pergola, and a practical outdoor shed. There is also convenient access to the cellar, providing valuable storage space.

INFORMATION

Postcode: HR9 5PN
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

What3words: ///unlocking.blame.puddings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	69	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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