



ROSS-ON-WYE

Offers over **£385,000**



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26 SPRINGFIELD ROAD

Ross-on-Wye, Herefordshire HR9 7EX



Spacious semi-detached home
Self-contained annex
Beautifully maintained garden

Spacious semi-detached home in Ross-on-Wye with a self-contained annexe, offering flexible living. Features include a bright lounge with feature fireplace, open-plan kitchen/dining room, and a conservatory overlooking the beautifully maintained garden. Upstairs boasts three generous bedrooms and a modern family bathroom. The annexe has its own entrance, kitchen, lounge, and shower room. With off-road parking and a large garden for outdoor entertaining, this property is perfect for families or multigenerational living.

Ross-on-Wye is a charming market town in Herefordshire, set along the scenic River Wye. Known for its historic architecture and friendly community, the town offers a range of independent shops, cafes, and traditional pubs. The nearby Wye Valley and Forest of Dean provide stunning countryside perfect for walking, cycling, and outdoor activities. With easy access to the M50, the town is well-connected, making it a popular choice for those seeking a peaceful yet accessible location.



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KEY FEATURES

- Spacious semi-detached home with self-contained annexe
- Generous lounge with large front window
- Open-plan kitchen/dining room leading to a bright conservatory
- Three generous bedrooms and a modern family bathroom



STEP INSIDE



Tucked away on the sought-after Springfield Road in Ross-on-Wye, this spacious semi-detached property offers a spacious family home with the added benefit of a self-contained annexe. Upon entering, you are welcomed into a bright and airy entrance hall, which leads to the generously sized lounge at the front of the property. This inviting space features a large window that fills the room with natural light and offers a pleasant view over the front, while a characterful fireplace creates a nice focal point.

The entrance hall also flows into the open-plan kitchen and dining room, fitted with a range of modern units. This bright and sociable space seamlessly connects to the conservatory, which overlooks the rear garden. The conservatory offers the perfect spot for entertaining, with views of the beautifully landscaped garden.

Total = 178 Sq M / 1916 Sq Ft

Ground Floor

- Living Room: 4.24 x 3.19 (13'11" x 10'6")
- Dining Area: 6.34 x 2.81 (20'10" x 9'3")
- Kitchen: 2.42 x 1.82 (7'11" x 6'0")
- Conservatory: 3.13 x 2.25 (10'3" x 7'5")
- Bedroom/Living Room: 4.86 x 3.34 (15'11" x 10'11")
- Bathroom
- Staircase

First Floor

- Bedroom: 4.25 x 2.81 (13'11" x 9'3")
- Bedroom: 4.27 x 3.31 (14'0" x 10'10")
- Bedroom: 2.95 x 2.19 (9'8" x 7'2")
- Bathroom
- Staircase

Outbuilding

- Wooden Shed: 4.21 x 3.62 (13'10" x 11'11")
- Wooden Shed: 4.12 x 3.88 (13'6" x 12'9")
- Garage: 5.20 x 2.30 (17'1" x 7'7")

The self-contained annexe benefits from its own private entrance, making it ideal for multigenerational living or as a potential rental opportunity. It includes a compact kitchen, steps leading down to a lounge area which has previously had a stud wall to create a separate bedroom. There is also access to a shower room, ensuring comfortable and independent living.

STEP OUTSIDE



The garden is a real highlight, offering a private outdoor space. Lovingly maintained, it features an array of trees, shrubs, and colorful flowers. A large patio area provides the perfect spot for outdoor dining and entertaining. The garden is a generous size and is mainly laid to lawn with a path leading to the rear access gate and a spacious shed.

To the front, the property offers off-road parking, adding further convenience. Located in the popular market town of Ross-on-Wye, the property enjoys easy access to local amenities, schools, and transport links, making it an ideal home for families or those seeking additional living flexibility with the annexe.

INFORMATION

Postcode: HR9 7EX
Tenure: Freehold
Tax Band: B
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

Head up Brampton Street then turn right onto Springfield road head down the road where you will find the property on your left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	61	73
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



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