



ROSS-ON-WYE

Guide price **£285,000**





# OTIUM

9A Middleton Avenue, Ross-on-Wye, Herefordshire HR9 5BD



Beautifully presented 1920s home  
Bright living spaces and conservatory  
Walkable location near schools, nurseries, and town

Set against the stunning backdrop of the River Wye and surrounding countryside, Ross-on-Wye is a charming market town known for its historic streets, vibrant community, and natural beauty. The town centre is full of independent shops, cosy cafés, and traditional pubs, with regular markets and festivals creating a lively, welcoming atmosphere.

With excellent schools, riverside walks, and access to the Wye Valley and Forest of Dean, it's perfect for families and nature lovers alike. Well-connected via the M50 and A40, Ross offers the peace of rural living with convenient access to larger towns and cities.

Whether you're after outdoor adventures or a relaxed community lifestyle, Ross-on-Wye has something for everyone.



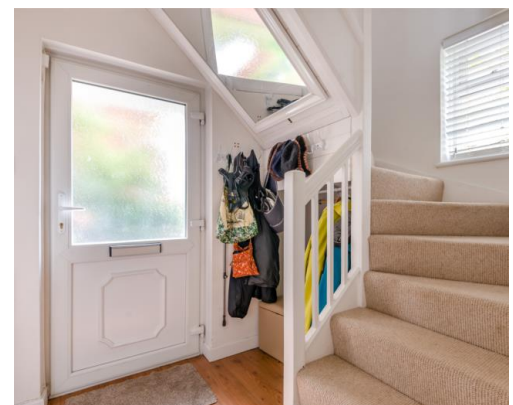


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### KEY FEATURES

- Beautifully presented 1920s home combining period charm with modern comfort
- Three flexible bedrooms ideal for families, guests, or a home office
- Bright living spaces and conservatory perfect for relaxing or entertaining





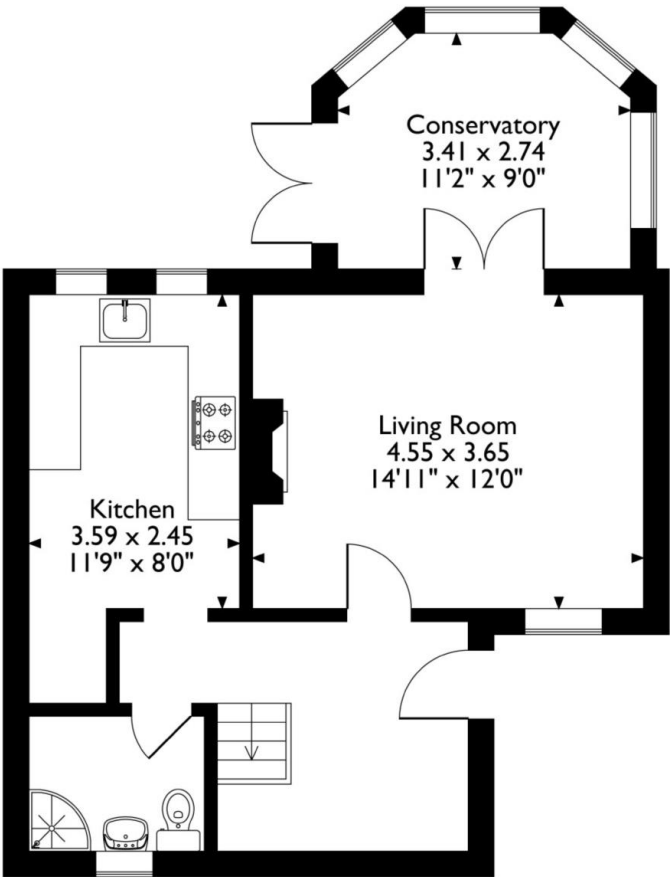
# STEP INSIDE



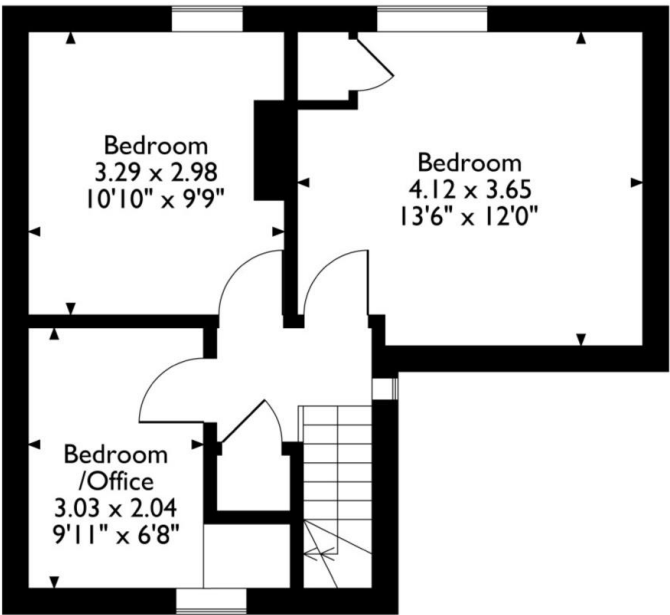
The entrance hall welcomes you with natural light and original detailing, leading through to a cosy yet generous living room. Here, a beautiful fireplace creates a focal point and adds a touch of heritage charm, while large windows fill the space with daylight.

Flowing seamlessly from the living area, the conservatory offers a versatile space to relax, dine, or entertain whatever the season. Whether you're enjoying the garden views with a book or hosting friends over a weekend brunch, this is a room you'll love spending time in. The kitchen is both functional and inviting, with everything you need to cook, gather, and connect with loved ones.

Approximate Gross Internal Area  
87 Sq M/936 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, three light-filled bedrooms offer flexibility for family life, guests, or a home office, with original features adding warmth and personality throughout.

The modern shower room completes the layout with style and convenience.



# STEP OUTSIDE



Outside, the landscaped rear garden offers a peaceful escape with raised decking, lawn, and a charming water feature ideal for outdoor dining or simply enjoying the seasons. A gated rear entrance leads to private off-road parking.

Set in a friendly, well-connected neighbourhood, this is a home that invites you to slow down, settle in, and enjoy the lifestyle it so effortlessly offers.

## INFORMATION

Postcode: HR9 5BD  
Tenure: Freehold  
Tax Band: B  
Heating: Gas  
Drainage: Mains  
EPC: D








## DIRECTIONS

From the centre of Ross-on-Wye, take the B4234 heading towards Walford. When you reach The Prince of Wales pub, turn right onto Archenfield Road. Follow the road and take the first right onto Redhill Road. Continue to the end of Redhill Road, and the property is located on the left, just as you turn into Middleton Avenue.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			64
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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