



**9 MACAULAY AVENUE
HEREFORD HR4 0JJ**

**£227,500
FREEHOLD**

Peacefully situated in this well established residential location a spacious 3 bedroom semi-detached house offering ideal first time buyer accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing and we recommend an internal inspection.

**Flint
&
Cook**

9 MACAULAY AVENUE

- 3 bedroom semi-detached house
- Large lounge & kitchen diner
- Easy to maintain garden
- Ideal for first time buyers
- No onward chain



Reception Hall

With a double glazed side window, carpeted staircase to the first floor with an understairs storage area, central heating thermostat, tiled floor, radiator, coat hooks and door to the

Lounge

With a double glazed window to the front with Venetian blind, wall mounted electric fire and radiator,

Kitchen/Dining Room

fitted with a single drainer sink unit with mixer tap, wall and base cupboards, work surfaces with tiled splash backs, space for a dining table, double glazed side window and door, recessed spot lighting, double glazed sliding patio door to the rear garden, space and plumbing for a washing machine and tumble drier, built in double oven and 5 ring gas hob with cooker hood over, radiator and a corner cupboard housing the meters.

First Floor Landing

With fitted carpet, double glazed side window, radiator, access hatch to the loft

space and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect enjoying a pleasant outlook across Hereford city and built in corner wardrobe/store cupboard.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front overlooking the city and a built in single wardrobe with folding door.

Bathroom

With suite comprising a bath with shower unit over, pedestal wash hand basin, low flush WC, radiator, partially tiled wall surround, double glazed windows to both the side and rear, mirror fronted medicine cabinet.

Outside

The front garden is mainly laid to lawn with steps leading to the front entrance door.

The rear garden is laid to chippings for easy maintenance and is enclosed by fencing with a useful brick built garden shed and side access gate.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band 'B' - £1,889 for 2025/2026

Water and drainage rates are payable.

What3Words

///aware.email.king

Viewing

Strictly by appointment through the Agent,
Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Residential lettings & property management

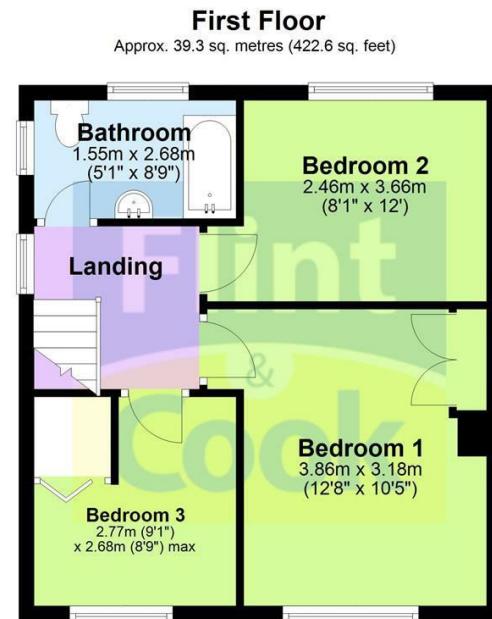
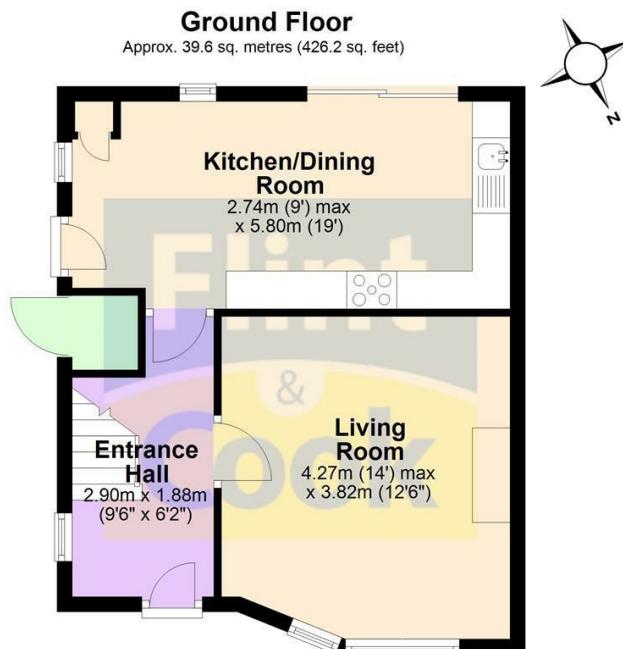
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

9 MACAULAY AVENUE





Total area: approx. 78.9 sq. metres (848.8 sq. feet)

EPC Rating: D **Council Tax Band: B**



Infoterra Ltd & COWI A/S, Landsat / Copernicus, Maxar Technologies

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

Flint
&
Cook