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## 9 Macaulay Avenue, Whitecross, Hereford, HR4 0JJ

*Located within the well served Whitecross district, near to amenities and west of the City Centre, a three bedroom semi detached home which is centrally heated and double glazed.*

**£210,000 (Freehold)**

**Residential Sales**

## 9 Macaulay Avenue, Whitecross, Hereford, HR4 0JJ

### LOCATION

Macaulay Avenue is located between Westfaling Street and Wordsworth Road and within the popular Whitecross residential area, about one mile west of the City Centre. The locality is served by a range of amenities including educational establishments. At Whitecross roundabout there a range of neighbourhood shops and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

The subject property is an established semi detached home which has the benefit of a gas fired central heating system and replacement double glazed windows. On the ground floor there is a hall with doors to the sitting room and the kitchen/breakfast room and on the first floor there is a landing, three bedrooms and a bathroom. The property would now benefit from some refitting and upgrading works, it has a terraced garden area to the front and a hard landscaped garden at the rear which enjoys a south westerly aspect. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Porch

With double glazed door to:

#### Reception Hall

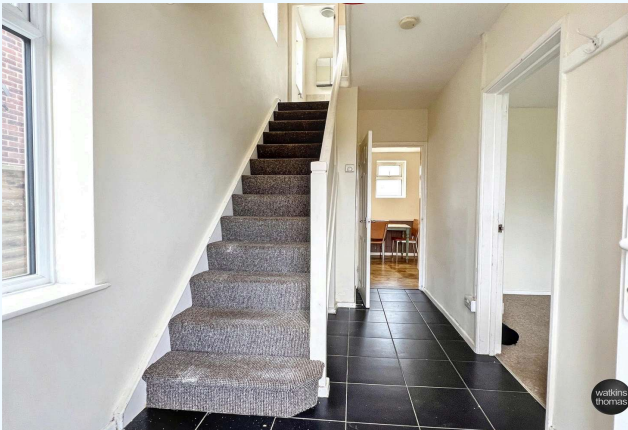
3.91m (12'10) x 1.91m (6'3) (maximum)

With a double glazed window to the side, stairway off, wall mounted thermostat, radiator, tiled floor, door to kitchen and door to:

#### Sitting Room

4.34m (14'3) x 3.78m (12'5)

With a double glazed window to the front, radiator and wall mounted electric fire.

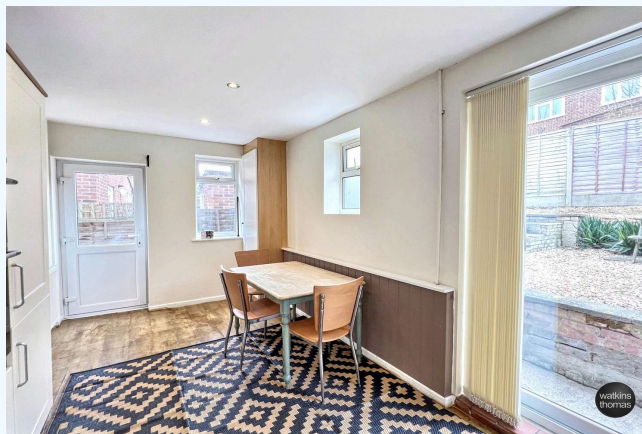


#### The Kitchen/Breakfast Room

5.84m (19'2) x 2.69m (8'10)

With a double glazed door and window to the side, double glazed window to the rear and sliding double glazed patio door to the rear. Sunken ceiling lights and fitted with base cupboard and drawer units with working surface over, up-stand and tiled walls together with an extensive range of eye level cabinets and with a single drainer sink unit with mixer tap, recess with plumbing for washing machine, space for dishwasher and with a built-in electric double oven and built-in fridge and freezer. Radiator and meter cupboard.

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### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, double glazed window to the side, radiator and with doors to the bathroom and:

#### Bedroom 1

3.86m (12'8) x 3.18m (10'5)

With a double glazed window to the front overlooking rooftops to the edge of town and rising countryside in the far distance. Radiator and door to double cupboard with radiator and double cupboard over.

#### Bedroom 2

3.2m (10'6) x 2.69m (8'10) (plus door recess)

With a double glazed window to the rear and radiator.

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### Bedroom 3

2.67m (8'9) x 2.59m (8'6) (maximum)

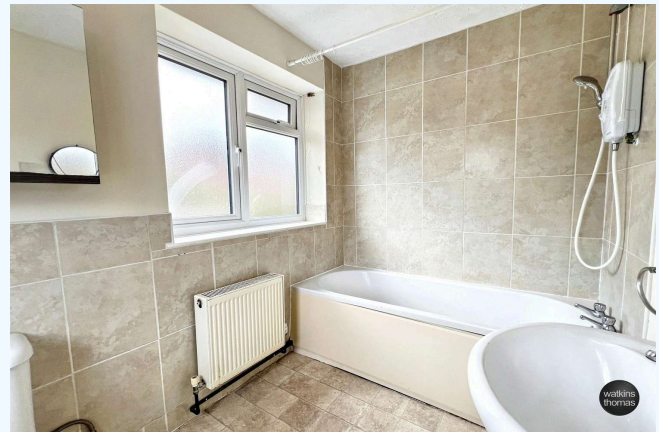
With a double glazed window again overlooking rooftops with aspects of the city in the distance. Radiator and with a double over-stairs cupboard.



### Bathroom

2.54m (8'4) x 1.65m (5'5)

With tiled part tiled walls and suite comprising bath with electric shower over, pedestal wash basin and low level wc. Double glazed windows to two aspects. Radiator.



### OUTSIDE:

The property is set above the estate road and steps rise to the front door and a pathway continues along the side of the residence to the rear garden. At the front there are two terraced lawn areas and a planted border. The property has a boiler cupboard in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water.

At the rear of the residence there are stone areas on two terraced levels and a concrete pathway to the back door. Within the rear garden there is also a brick built store (approximately 7'6 x 5'10). The rear garden enjoys a south-westerly aspect.

### COUNCIL TAX BAND B

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE


Broadband - Standard available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING


Strictly by appointment through the agents, telephone Hereford ((01432) 272280 ).

### DIRECTIONAL NOTE

From central Hereford initially proceed into Barton Road and follow through into Breinton Road. Continuing along Breinton Road and bear right, continue along Westfaling Street. Take the right hand turning into Holmer Street and then turn left into Shakespear Road. Continue along Shakespear Road, turn left into Macaulay Avenue and the property will be denoted on the left hand side as indicated by the agents for sale board.

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### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford ((01432) 272280 ). For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

3rd April 2026  
ID42676

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

