

**3, St. Maradox Lane,
Bournemouth, BH9 2TB**



Property overview

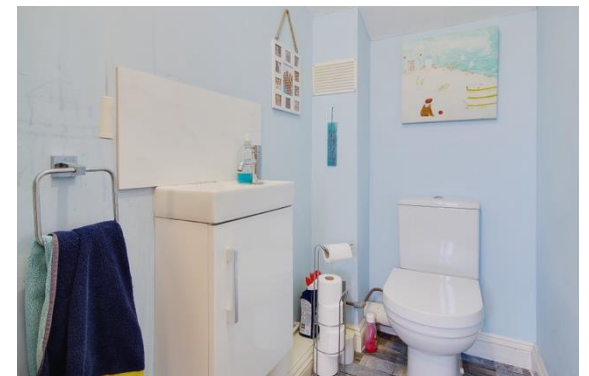
Guide Price £360,000

A well-presented 3-bedroom detached house in the cul-de-sac of St Maradox Lane, Moordown.

Convenient for Bournemouth Arts Uni (1.6 miles), local primary (eg. Winton Primary), secondary & academy schools, the popular bars, cafes/restaurants and shops of Winton High Street (1.3 miles), Red Hill Park (0.6 miles) as well as travel routes to further afield with Bournemouth Town (3.1 miles), Southbourne (5 miles) and Poole (5.3 miles).

The accommodation offers an entrance lobby, downstairs WC, living room, and open plan kitchen/diner with French doors to the South-Westerly facing patio and garden on the ground floor. Upstairs there are three bedrooms with an ensuite from bedroom one, a storage cupboard, an airing cupboard, and a main family bathroom.

The property also benefits from parking for 3/4 vehicles, a detached 17' garage, double glazing and gas-fired central heating.



Accommodation

Front External:

Shared driveway from Croft Road leading to an allocated driveway to the front of the building, garage, gate to side/rear, front door to:

Entrance Hall: 4' 6" x 3' 4" (1.37m x 1.02m)

High-level consumer unit, security alarm system control panel, radiator, door to accommodation and door to:

Under-Stairs WC: 5' 3" x 3' 4" (1.60m x 1.02m)

Part sloped ceilings, extractor fan, wash hand basin with storage below, mixer tap, tiled splash back and light point above, WC.

Lounge: 20' 4" max in to box bay x 16' 10" max (6.19m x 5.13m)

Box bay window to front aspect, gas fire with feature stone hearth, two radiators, door to under stairs cupboard, stairs to first floor and door to:

Kitchen/Diner: Overall: 16' 10" x 8' 7" (5.13m x 2.61m)

Kitchen Area: 8' 7" x 8' 3" (2.61m x 2.51m)

Window to rear aspect, range of eye and base level units, integrated oven and grill, integrated gas hob, 1 1/2 bowl stainless steel sink/drainer, cupboard housing boiler, Tado wireless receiver for hot water/heating control, space for washing machine, space for dishwasher, space for
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Dining Area: 8' 7" x 8' 7" (2.61m x 2.61m)

French doors to patio/garden, radiator.

First Floor Landing: 10' 2" max x 6' 1" max into stairwell (3.10m x 1.85m)

Hatch to loft (with ladder, part boarded), window to side aspect, doors to accommodation, door to storage cupboard and door to:

Airing Cupboard: 2' 11" x 2' 7" (0.89m x 0.79m)

Slatted shelving providing storage, housing hot water tank.

Storage Cupboard: 3' 4" x 1' 3" (1.02m x 0.38m)

Handing space, providing storage.

Bedroom One: 10' 4" x 10' 3" (3.15m x 3.12m)

Window to front aspect, radiator, door to:

En-Suite: 8' 9" x 3' 3" (2.66m x 0.99m)

Extractor fan, obscured window to side aspect, part tiled walls, pedestal wash hand basin with mirror and light point over, walk in shower enclosure with electric power shower, handheld attachment and shower curtain, radiator, WC.

Bedroom Two: 12' 4" x 9' 8" (3.76m x 2.94m)

Window to rear aspect, radiator.

Bedroom Three: 8' 9" x 6' 11" (2.66m x 2.11m)

Window to rear aspect, radiator.

Bathroom: 7' 0" x 6' 2" (2.13m x 1.88m)

Extractor fan, part tiled walls, obscured window to front aspect, panelled bath with mixer tap and handheld attachment + glazed shower screen over, WC, pedestal wash hand basin.

Rear External:

South-Westerly facing garden, enclosed by fence, laid to patio/lawn, ground level flower bed, external sockets, outside tap, side path and gate to front.

Garage: 17' 1" x 9' 0" (5.20m x 2.74m)

Up and over door, high-level fuse box, light point, power sockets, loft rafters providing storage,

Photography





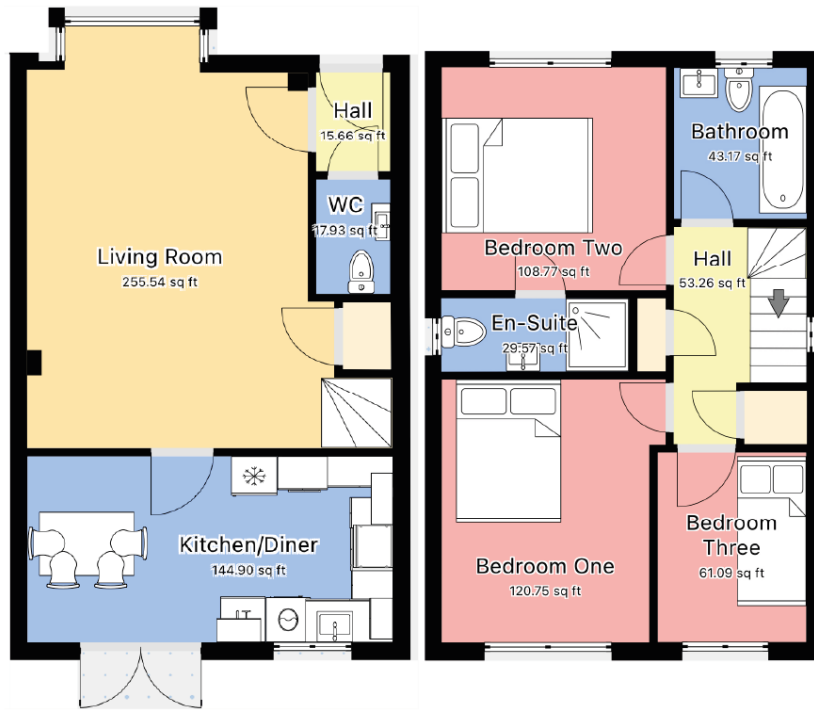






Floor Plan

EPC



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3, St. Maradox Lane BOURNEMOUTH BH9 2TB	Energy rating	Valid until:	7 June 2026
	D	Certificate number:	0745-2858-7366-9206-3561

Property type	Detached house
Total floor area	84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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