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MORTIMER PLACE
WIMBORNE, BH11 9FZ





GUIDE PRICE £370,000

NO FORWARD CHAIN! This THREE BEDROOM family home was newly constructed by David Wilson Homes just two years ago and is located on the popular CANFORD PADDOCK DEVELOPMENT. The kerb appeal is excellent, with traditionally styled brick elevations, mature shrubs and a private block paved driveway, providing parking for two cars.

Upon entering the property there is a small entrance hall and downstairs cloakroom. The lounge is well proportioned and to the rear of the property is the fully integral kitchen breakfast room with patio doors to the rear garden.

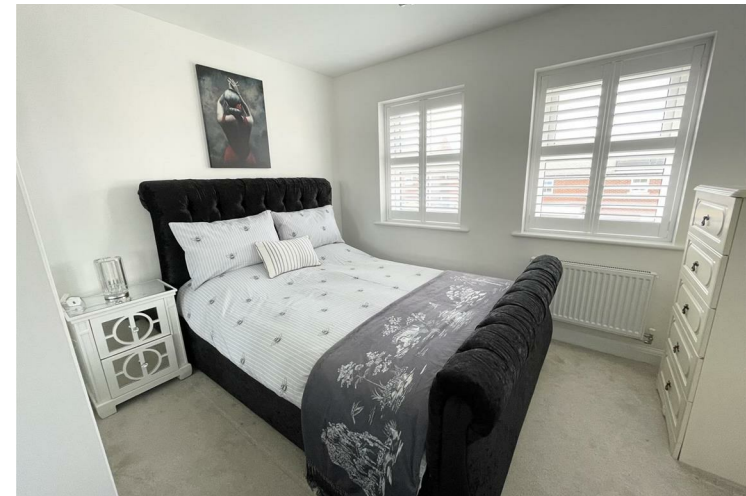
The rear garden includes a lawn, large patio and shed.

Upstairs, the accommodation includes a family bathroom, one single bedroom and two doubles, one of which benefits from an ensuite bathroom and fitted wardrobes.

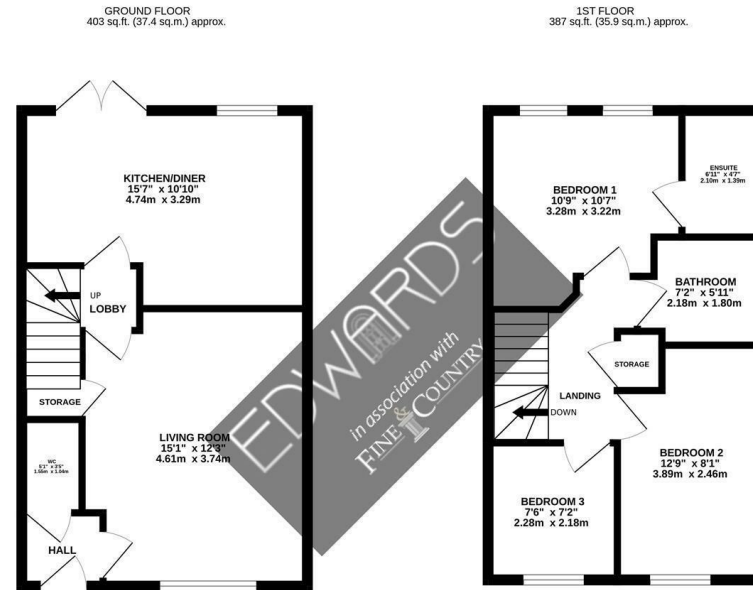
There is approx. 8 years remaining of the NHBC guarantee.

Agent Note: There is an Annual Service Charge of approximately £233,59.

Energy Performance Rating B
Council Tax Band C



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TOTAL FLOOR AREA: 799 sq.ft. (73.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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