



## 27 Shipton Grove, Peterborough

**£270,000 Freehold**

Presented in excellent condition throughout, offering a true turnkey home • Stylishly refitted integrated kitchen with premium quartz worktops and an integrated wine cooler. • Fully insulated garden cabin providing an excellent space for a beauty room, home gym, playroom, or man cave. • Modern family bathroom complemented by a downstairs cloakroom. • Easy-maintenance landscaped rear garden featuring astro turf and patio, ideal for low-upkeep outdoor living. • Single garage/utility room with private driveway providing parking for two vehicles. • Approximately 2.4 miles to the train station and city centre, offering excellent connectivity. • The property offers an internal floor area of approximately 797 sq ft. • Short walk to shops, schools and takeaways, offering everyday convenience. • Council Tax Band C - £1,943 (approx.) per year.

