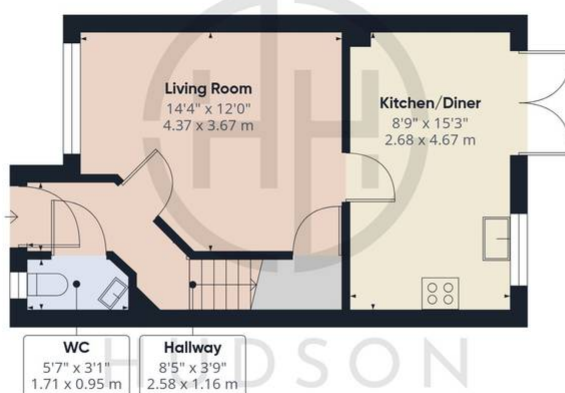




## 60 Daphne Grove, Peterborough

### £230,000 Freehold

Set on a substantial 1,991 sq ft plot, this home provides 743 sq ft of comfortable accommodation with ample outdoor space. • Modern integrated kitchen/diner featuring French doors leading to the rear garden. • Spacious principal bedroom featuring a large storage cupboard and en-suite shower room. • Modern family bathroom with additional downstairs WC. • Gas-Fired Central Heating and uPVC Double-Glazed Windows Throughout. • Private south-facing rear garden, fully enclosed and featuring a lawn and patio seating area. • Driveway for 2-3 vehicles positioned to the far right of the property, with a gate providing access to the rear garden, also bay parking in front of the house. • Approximately 4.5 Miles from the Train Station and City Centre. • Band C Council Tax - £1,942.86 Annually. • Conveniently Located Near Shops, Schools and Local Amenities.



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
703 ft<sup>2</sup>  
65.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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