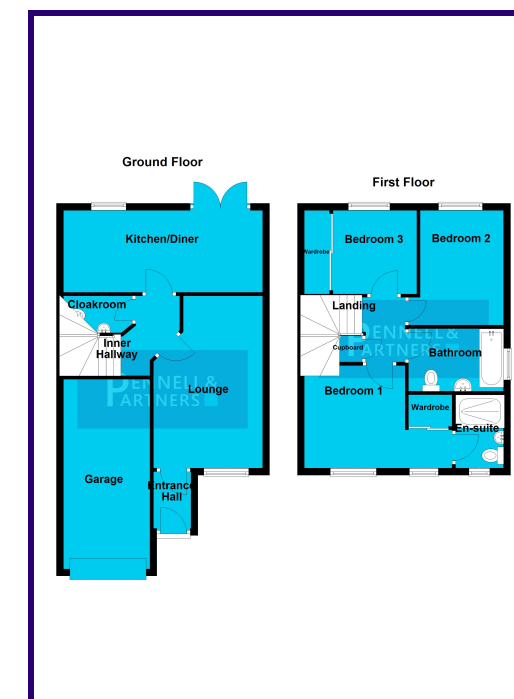




54 DAPHNE GROVE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8SE

£260,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

GUIDE PRICE £260,000-£270,000 Nestled in the sought-after Daphne Grove, Peterborough, this beautiful three-bedroom semi-detached home offers modern living with a touch of elegance. Perfect for families, this property boasts spacious interiors, a large garden, and convenient amenities.

Integral Garage: Secure parking and additional storage space.

Ground Floor Layout: Lounge: A bright and airy room, perfect for relaxing and entertaining.

Kitchen/Diner: Modern and fully equipped, ideal for family meals and gatherings.

Cloakroom: Conveniently located for guests and everyday use.

First Floor: Three Double Bedrooms: Generously sized, offering comfort and versatility.

Master Bedroom with Ensuite: A private sanctuary featuring an Ensuite bathroom for added luxury.

Family Bathroom: Stylish and practical, designed to cater to the needs of the whole family.

Outdoor Space: Large Garden: Mainly laid to lawn, providing ample space for outdoor activities and relaxation.

Patio Seating Area: Perfect for al fresco dining and entertaining. Side Gate Access: Leads to the parking area at the side, enhancing convenience.

Additional Information: Location: Daphne Grove is a quiet, family-friendly street in Peterborough, offering excellent local schools, parks, and amenities. Easy access to public transport and major road links ensures a seamless commute.

EPC Rating: C (79)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		91
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL

LOUNGE

3.14m x 4.95m (10' 4" x 16' 3")

KITCHEN/DINER

5.72m x 2.34m (18' 9" x 7' 8")

INNER HALL

CLOAKROOM

BEDROOM ONE

4.24m x 2.95m (13' 11" x 9' 8") Plus Fitted Wardrobes

ENSUITE SHOWER ROOM

BEDROOM TWO

2.67m x 3.43m (8' 9" x 11' 3")

BEDROOM THREE

2.42m x 2.40m (7' 11" x 7' 10") Plus Fitted Wardrobes

FAMILY BATHROOM

OUTSIDE

The front garden is laid to tarmac driveway, with decorative shrub bed border, and path leading to the front door.

The rear garden is laid to lawn, with patio seating area. Timber Fenced Boundaries, with side access gate.