

# clever



## 40 Prince Maurice Road

Mutley, Plymouth, PL4 7LJ

**£140,000**

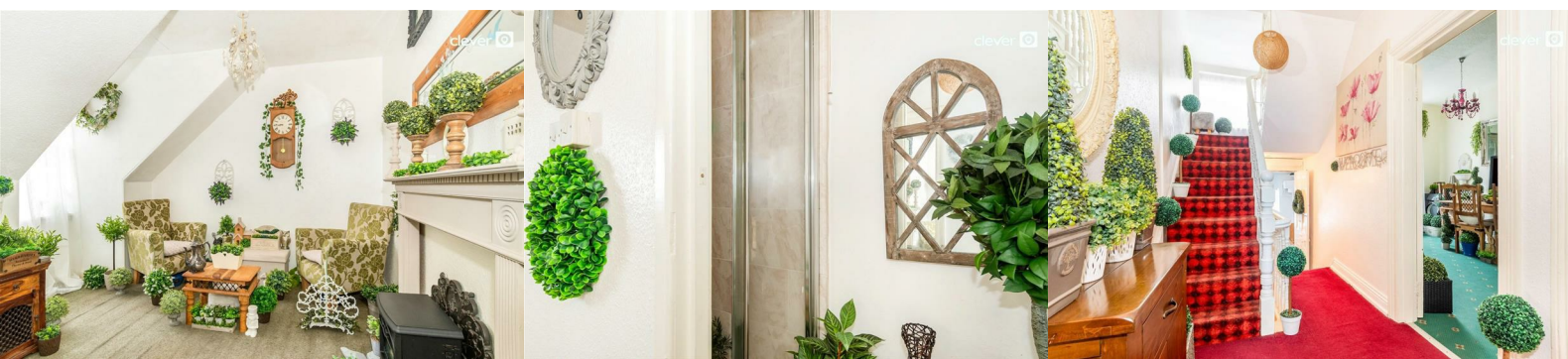


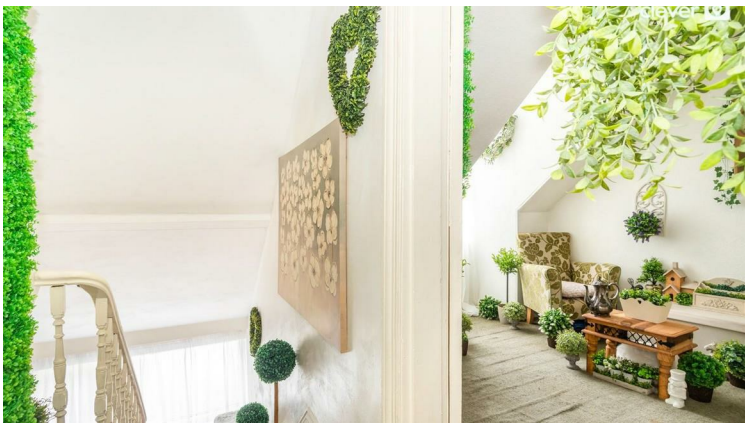
This spacious two/three bedroom maisonette at Prince Maurice Road offers a delightful blend of comfort and convenience. This property is designed to cater to modern living with its spacious layout and flexible use of space.

The maisonette boasts three inviting bedrooms (Or two bedrooms & two reception rooms), providing ample room for relaxation or the option to create a home office or study. The two bathrooms ensure that morning routines are a breeze, accommodating the needs of a busy household.

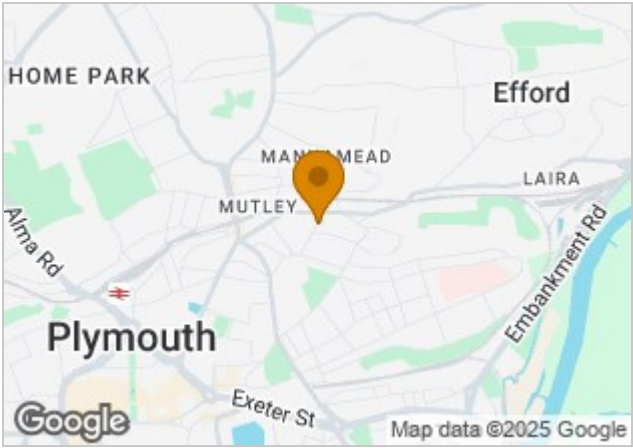
One of the standout features of this property is the lovely balcony, which invites you to enjoy fresh air and views of the surrounding area. This outdoor space is ideal for unwinding after a long day or entertaining guests during the warmer months.

The central location of this maisonette means that you are just a stone's throw away from local amenities, shops, and transport links, making it an excellent choice for those who appreciate the vibrancy of city life while





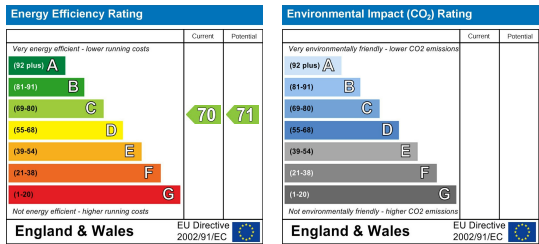
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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