



22 Maida Vale Terrace, Mutley, Plymouth, Devon, PL4 7LW



Guide Price £170,000

Offered to the market with no onward chain and located in the ever popular area of Mutley where you are walking distance to the City Centre and Plymouth University, this two-bedroom terraced home has been lovingly owned by the same family for over 70 years — a rare opportunity to purchase a property steeped in history and potential.

Stepping inside, you're welcomed by an entrance hall that leads through to a spacious lounge, where a classic bay window fills the room with natural light. The lounge flows seamlessly into the adjoining dining area, creating a sociable space ideal for family meals or entertaining. To the rear of the ground floor, the fitted kitchen offers a functional space and provides a practical space ready for modernisation to suit your needs.

Upstairs, you'll find two well-proportioned double bedrooms and a shower room. A real bonus is the developed loft space, accessed via a ladder style stair — a versatile area that could be used as a hobby room, home office, or additional storage.

Outside, the low-maintenance courtyard leads to a garden workshop, perfect for storage or creative use. While the property would benefit from some updating in areas, it presents a fantastic canvas to create a wonderful home.

With its warm history, flexible layout, and great potential, this is a home ready to begin its next chapter.

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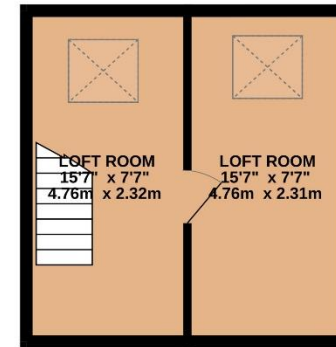
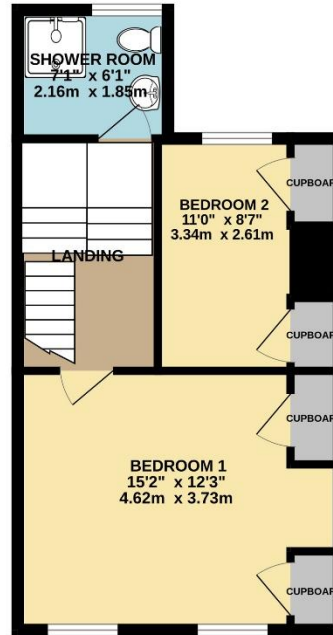
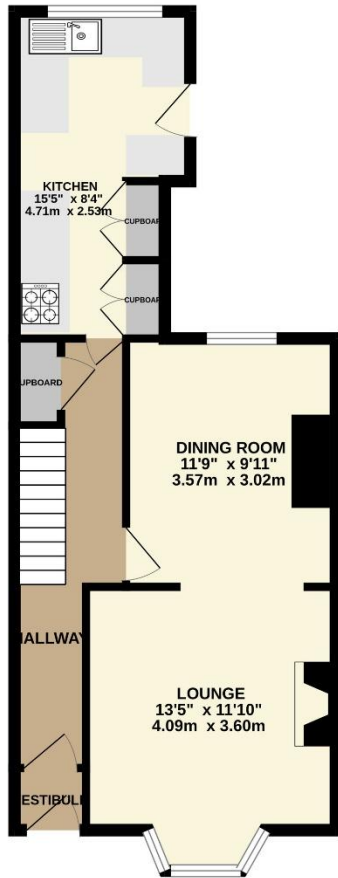
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To view this property call Lang Town & Country Estate Agents on **01752 256000**







TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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