



## 8 VALIANT WAY

MELTON MOWBRAY, LE13 0GE

Offers in the region of

**£185,000**

NO CHAIN

A fantastic opportunity to acquire this well presented and spacious two double bedroom mid terrace property located on a popular residential street off of Leicester Road within walking distance to the town centre. The property benefits from a gas combi boiler fired heating, UPVC double glazing, ensuite to the main bedroom, two parking spaces to the rear and a rear garden.

The property comprises of entrance hall, kitchen, living room, WC, two bedrooms, family bathroom, ensuite and an enclosed rear garden.

The property is ideally situated off of Leicester Road with good links to both Leicester and Loughborough.



Tel: 01664 560181

[www.shoulers.co.uk](http://www.shoulers.co.uk)

**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

# Two Bedroom Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

with radiator and stairs to first floor landing.

### WC

comprsing of low flush WC, sink and radiator.

### KITCHEN

A fitted kitchen comprising of a range of eye and base level units, laminate work surfaces, integrated electric oven, integrated gas hob, space for fridge freezer, freestanding washing machine/drier, stainless steel sink, wall mounted gas fired Worcester Bosch combi boiler, extractor fan, tiled splasbacks and vinyl flooring.

### LOUNGE

A spacious sitting room with patio doors to garden and two radiators.

### LANDING

with airing cupboard, loft hatch, and further storage cupboard.

### BEDROOM ONE

A double bedroom with radiator and TWO built in wardrobe closets.

### ENSUITE

Comprising of a shower enclosure with electric shower, low flush WC, sink and radiator.

### BEDROOM TWO

A double bedroom with radiator and wardrobe.

### BATHROOM

A three piece suite comprising panelled bath, low flush WC, sink, tiled splash backs and a radiator.

### OUTSIDE

To the front there is a small garden and side access to the rear garden. To the rear there are 2 parking spaces and the garden benefits from a patio area and lawn and a sheltered alley/storage area.

### LOCATION

To locate the property take Leicester Road out of Melton Mowbray. At the first roundabout take hte first exit left into Valiant Way and the property can be found immediately on your right hand side. Parking is to the rear of the property.

### PROPERTY INFORMATION

Council Tax : Melton Borough Council : Band B.

Freehold Property.

Services : Mains electricity, gas, water and drainage.

EPC : Band C.



## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF.  
Tel:- 01664 560181

**TENURE:** Freehold, vacant possession upon completion.

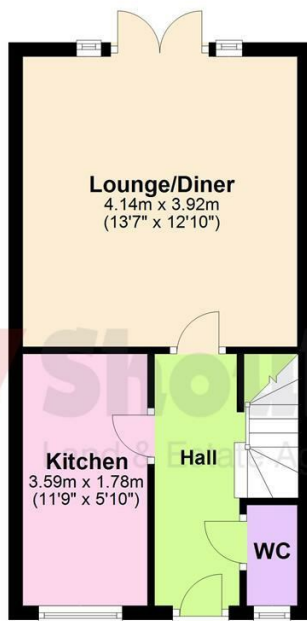
**SERVICES:** Mains electricity, gas, water and drainage.

**COUNCIL TAX:** Melton Borough Council

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

## FLOOR PLAN

**Ground Floor**



**First Floor**



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.

County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			90
(81-91) <b>B</b>		76	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	