



PR 
PROPERTY

32 Bank Close, Luton, LU4 9NX
£1,600

- EXCLUSIVE TO PR PROPERTY LETTINGS
- 4 BEDROOMS
- PRIVATE GARDEN
- CLOSE TO SCHOOLS AND SHOPS

- RECENTLY REFURBISHED
- QUIET CLOSE
- EXCELLENT TRANSPORT LINKS

- EXCELLENT LIVING SPACE
- LARGE LIVING ROOM
- AVAILABLE NOVEMBER 2023

**** EXCLUSIVE TO PR PROPERTY LETTINGS *** 4 BEDROOMS *** LUXURY MODERN FINISH THROUGHOUT *** AVAILABLE NOVEMBER 2023 *** CLOSE TO STATION
*** CLOSE TO M1 AND TRANSPORT LINKS *** WC AND FAMILY BATHROOM *** GAS CENTRAL HEATING *** PRIVATE REAR GARDEN *** MUST BE VIEWED *****

The property benefits from being refurbished throughout and comprising accommodation including entrance hall, WC, open plan living / dining room, kitchen, 3 bedrooms, large loft room and family bathroom. Outside you have private garden.

ENTRANCE HALL

LIVING ROOM 21'2" X 11'3" (6.44M X 3.42M)

WC

KITCHEN 10'6" X 10'4" (3.21M X 3.14M)

LANDING

BEDROOM 1 14'0" X 11'0" (4.26M X 3.35M)

BEDROOM 2 9'11" X 11'0" (3.02M X 3.36M)

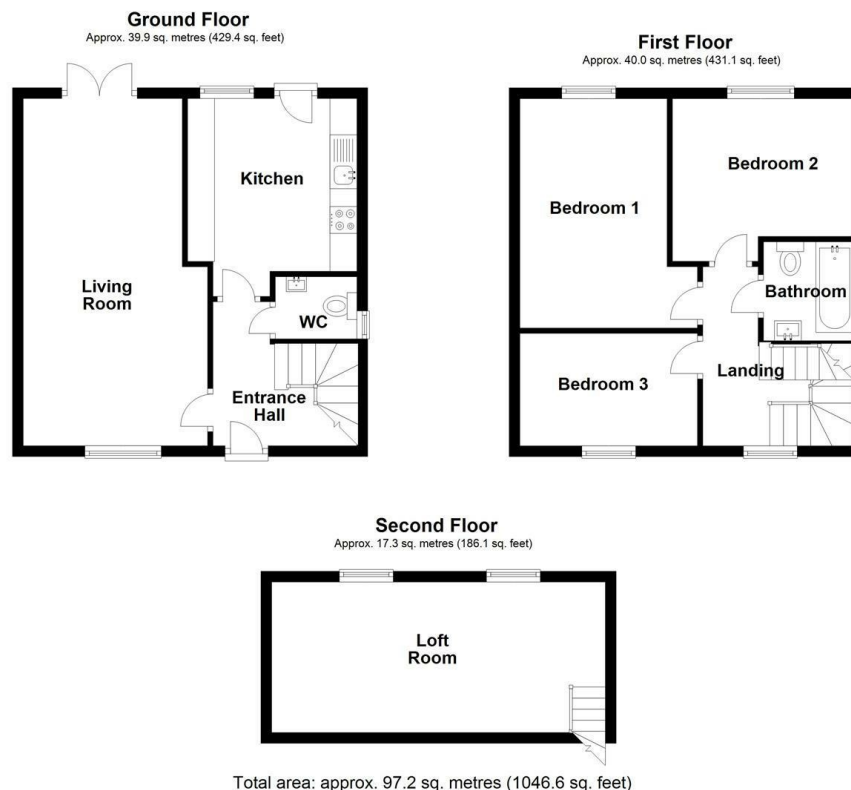
BEDROOM 3 6'10" X 11'0" (2.09M X 3.35M)

BATHROOM

LOFT ROOM 9'2" X 20'4" (2.79M X 6.19M)

OUTSIDE

PRIVATE REAR GARDEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC