



**32 Bank Close, Luton, LU4 9NX**  
**£1,600**



**PR**  
PROPERTY

- 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)**

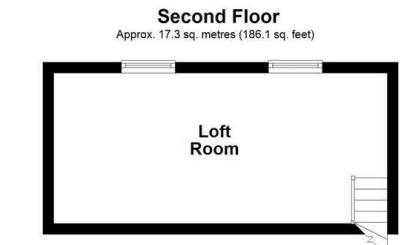
**BEDROOM 3 6'10" X 11'0" (2.09M X 3.35M)**

## BATHROOM

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

## OUTSIDE

**PRIVATE REAR GARDEN**



Total area: approx. 97.2 sq. metres (1046.6 sq. feet)

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