



32 Bank Close, Luton, LU4 9NX  
£350,000

**PR**   
PROPERTY

## **32 Bank Close, Luton, LU4 9NX**

**\*\* EXCLUSIVE TO PR PROPERTY SALES \*\* 3 LARGE BEDROOMS \*\*** Offered for sale is this lovely 3 bedroom home which offer impressive living space throughout. 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)**

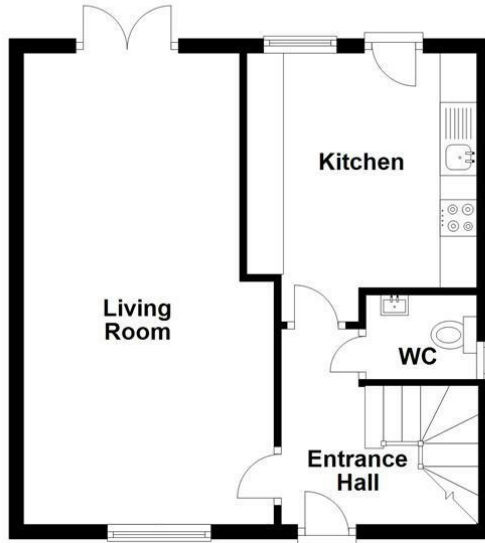
### **OUTSIDE**

### **PRIVATE REAR GARDEN**



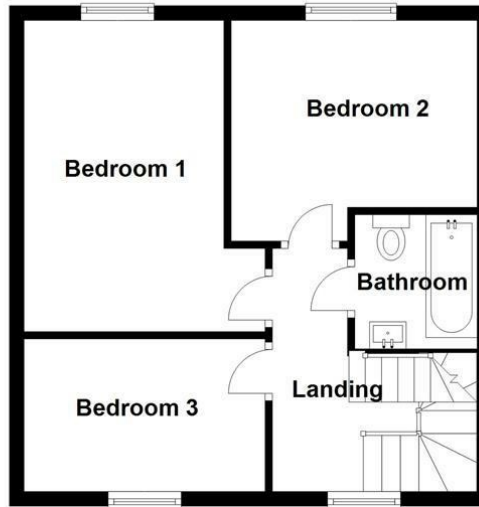
### Ground Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



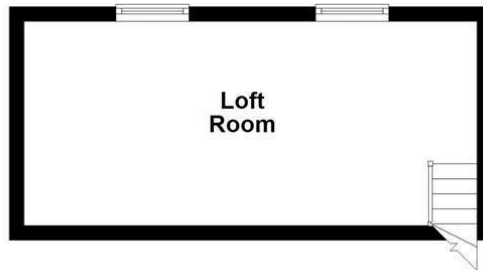
### First Floor

Approx. 40.0 sq. metres (431.1 sq. feet)



### Second Floor

Approx. 17.3 sq. metres (186.1 sq. feet)



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</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		
England & Wales		EU Directive 2002/91/EC

