



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

PRG
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)

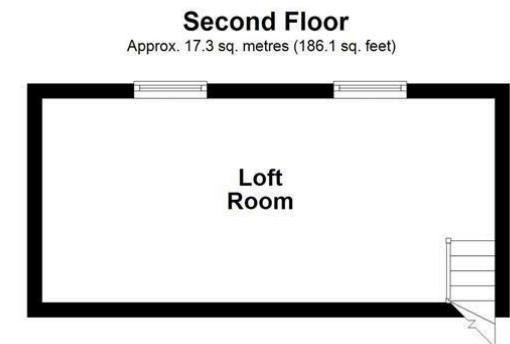
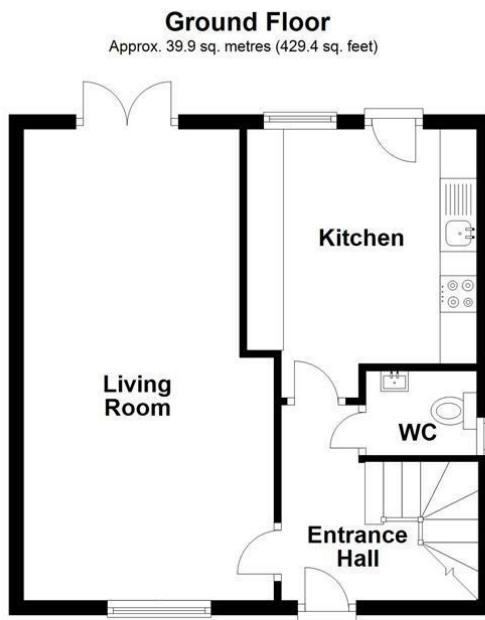
BATHROOM

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

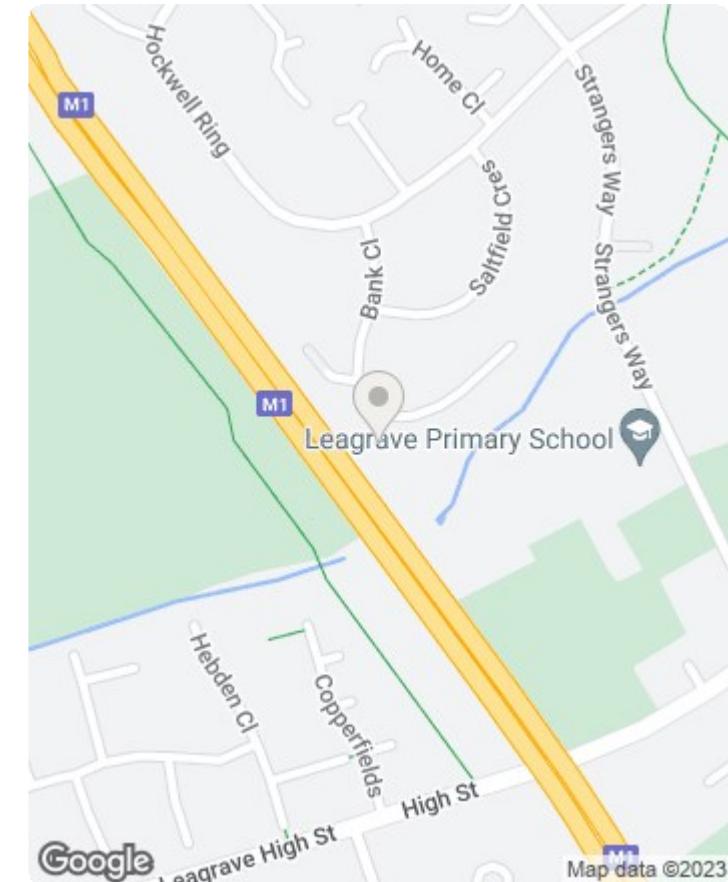
OUTSIDE

PRIVATE REAR GARDEN





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 | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

