



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

PR 
PROPERTY

32a Bank Close, Luton, LU4 9NX

**** EXCLUSIVE TO PR PROPERTY SALES ** NEW BUILD ** 10 YEAR BUILD WARRANTY WITH BUILD ZONE ** 3 LARGE BEDROOMS **** Offered for sale is this lovely 3 bedroom home set on a small development of just 2 houses. The property benefits from accommodation comprising entrance hall, WC, living room, dining room, kitchen, 3 bedrooms and family bathroom. Outside you have private gardens and parking .

GROUND FLOOR

ENTRANCE HALL

WC

Window to front.

LIVING ROOM 12'4" X 11'2"
(3.77M X 3.41M)

DINING ROOM 12'4" X 10'7"
(3.75M X 3.23M)

KITCHEN 8'9" X 7'9" (2.67M X
2.35M)

FIRST FLOOR

LANDING

BEDROOM 1 12'4" X 12'3"
(3.77M X 3.74M)

BEDROOM 2 12'4" X 10'7"
(3.75M X 3.23M)

BEDROOM 3 8'9" X 7'9" (2.67M
X 2.35M)

BATHROOM

OUTSIDE

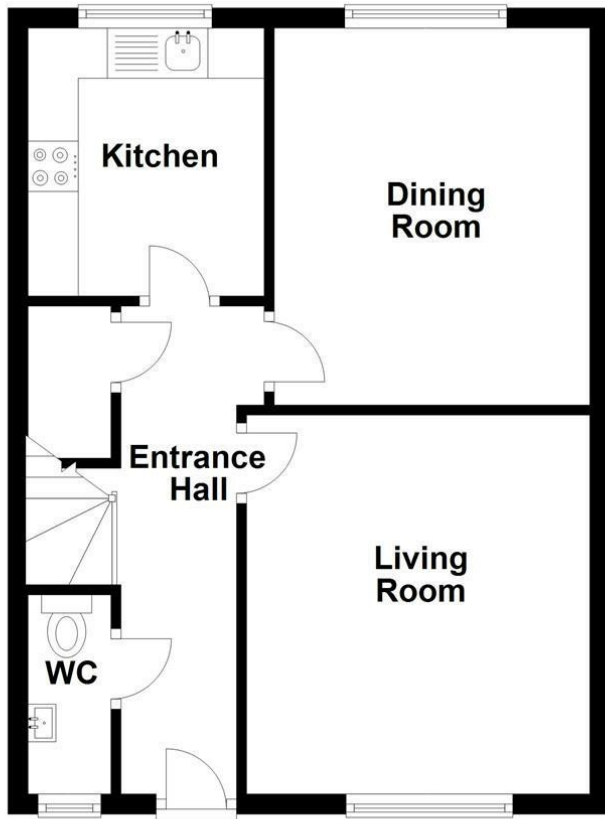
REAR GARDEN

ALLOCATED PARKING



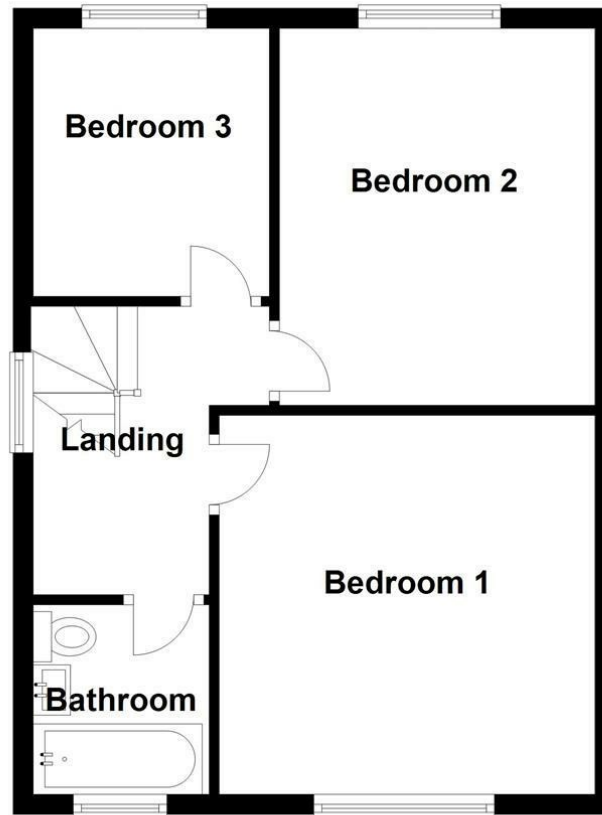
Ground Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 85.8 sq. metres (923.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

