



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

**PR**   
PROPERTY



## **32b 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**

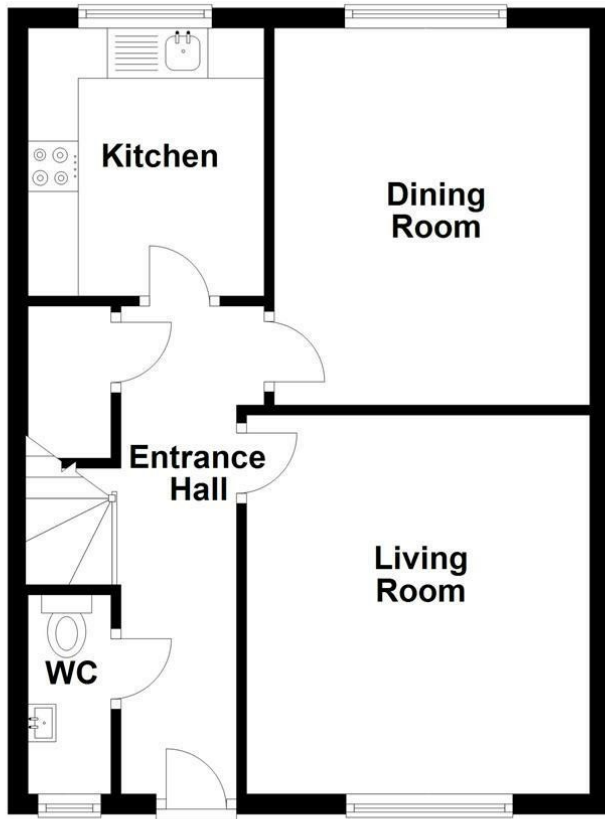
#### **REAR GARDEN**

#### **ALLOCATED PARKING**



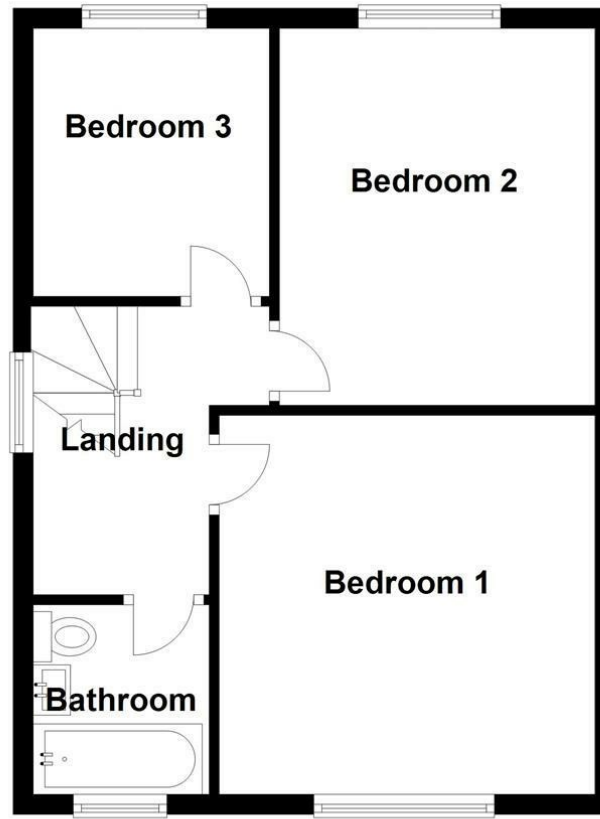
## Ground Floor

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) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</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



