



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

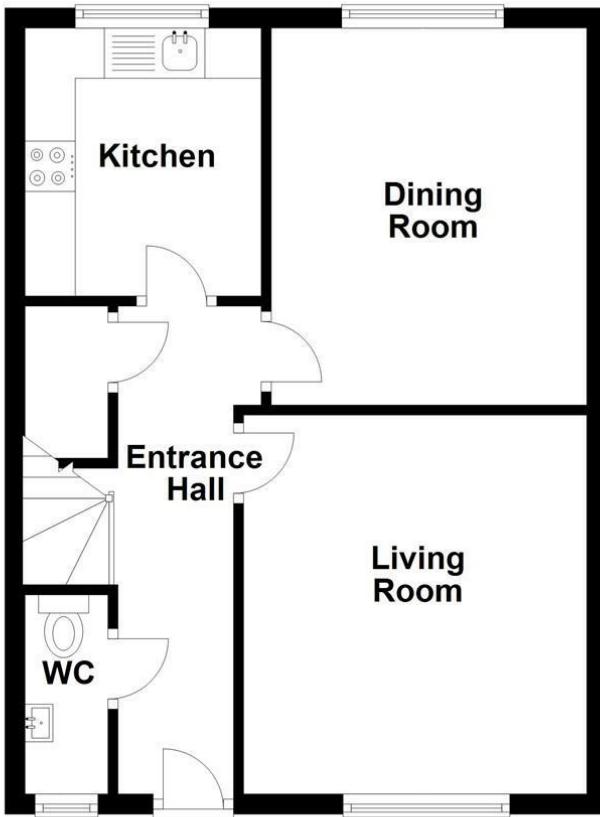
#### REAR GARDEN

#### ALLOCATED PARKING



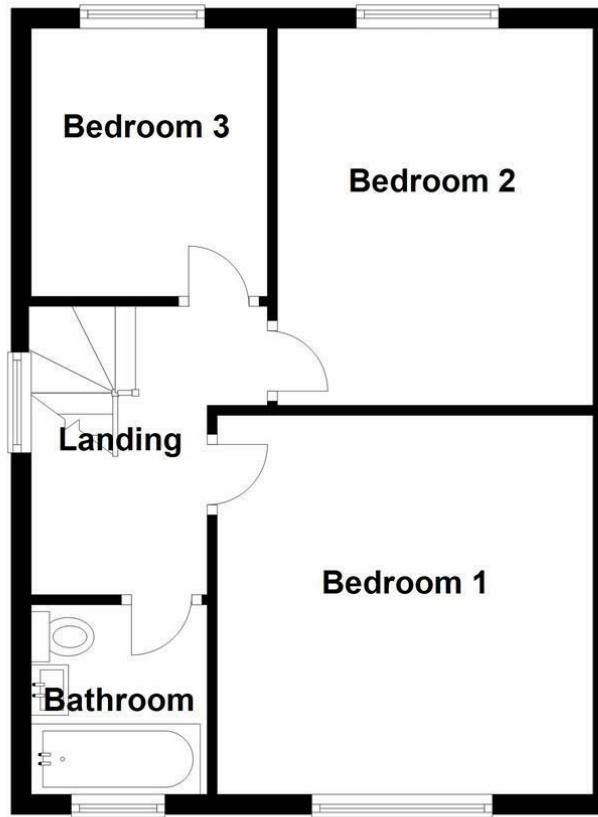
## Ground Floor

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

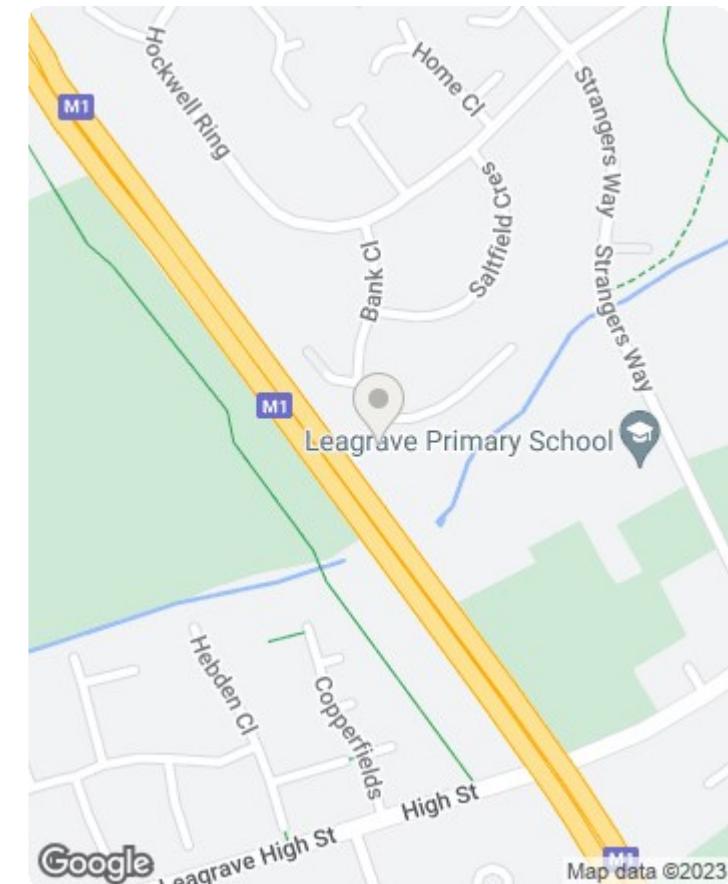


## First Floor

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

