



**32B Bank Close, Luton, LU4 9NX**  
**£1,595**

- EXCLUSIVE TO PR PROPERTY LETTINGS
- 3 BEDROOM SEMI-DETACHED HOUSE
- PRIVATE GARDEN
- CLOSE TO SCHOOLS AND SHOPS

- NEW BUILD
- PARKING
- EXCELLENT TRANSPORT LINKS

- AVAILABLE NOW
- 2 RECEPTION ROOMS
- MUST BE VIEWED

\*\* EXCLUSIVE TO PR PROPERTY LETTINGS \*\* NEW BUILD \*\* LUXURY MODERN FINISH \*\* 3 LARGE BEDROOMS \*\*\* PARKING FOR 2 CARS \*\*\* GAS CENTRAL HEATING \*\*\* PRIVATE REAR GARDEN \*\*\* CLOSE TO STATION \*\*\* CLOSE TO M1 AND TRANSPORT LINKS \*\*\* CLOSE TO SCHOOLS \*\*\* WC AND FAMILY BATHROOM \*\*\* AVAILABLE NOW \*\*\* MUST BE VIEWED \*\*

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)**

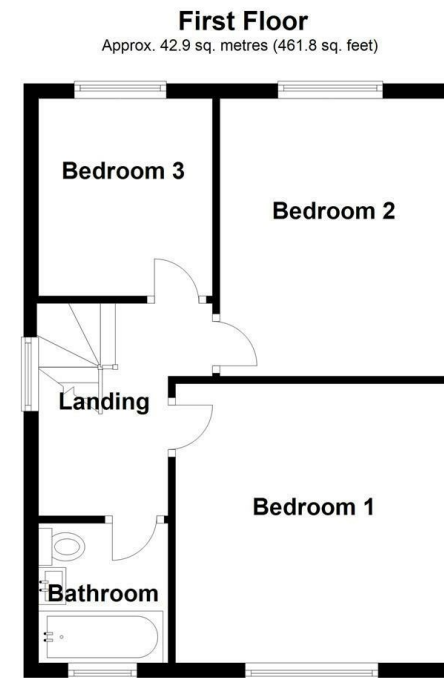
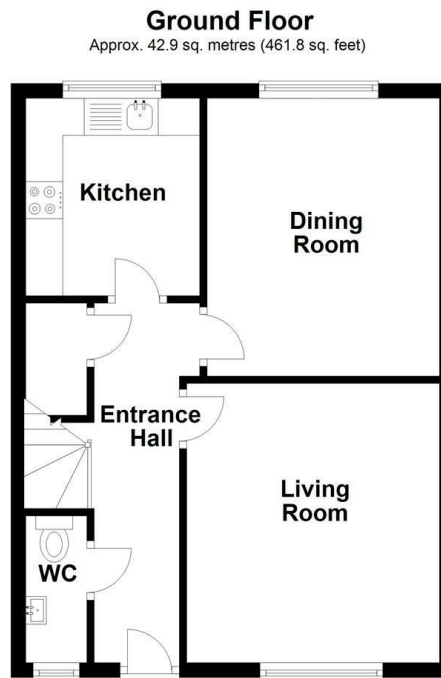
**BEDROOM 3 8'9" X 7'9" (2.67M X 2.35M)**

### BATHROOM

### OUTSIDE

### REAR GARDEN

### ALLOCATED PARKING



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>		
(69-80) <b>C</b>	82	82
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	