



**7 Bancroft Road, Luton, Bedfordshire, LU3 2NB**  
**£290,000**





## **7 Bancroft Road, Luton, Bedfordshire, LU3 2NB**

**\*\* P&R Property Sales \*\* Three Bedrooms \*\* Large Open Plan Living Space \*\* Driveway Parking For Multiple Cars \*\* Large Rear Garden \*\* Limbury Location \*\* Close To Icknield \*\* Gas Central Heating \*\* Immaculate Condition Throughout \*\* Great Sized Bedrooms \*\* Must Be Viewed \*\*. This property benefits from accommodation comprising of porch, entrance hall, lounge diner, kitchen, landing, three bedrooms, bathroom, patio area outside and large garden.**

**ENTRANCE HALL 9'05 X 5'05  
(2.87M X 1.65M)**

**LOUNGE DINER 22'04 X 11'04  
(6.81M X 3.45M)**

**KITCHEN 11'05 X 6'04 (3.48M X  
1.93M)**

**LANDING 7'07 X 7'01 (2.31M X  
2.16M)**

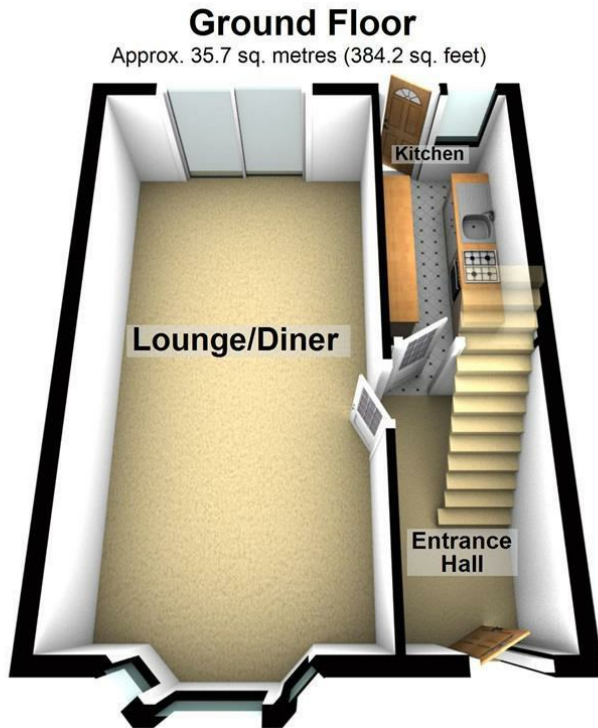
**BEDROOM ONE 11'07 X 11'04  
(3.53M X 3.45M)**

**BEDROOM TWO 10'05 X 10'03  
(3.18M X 3.12M)**

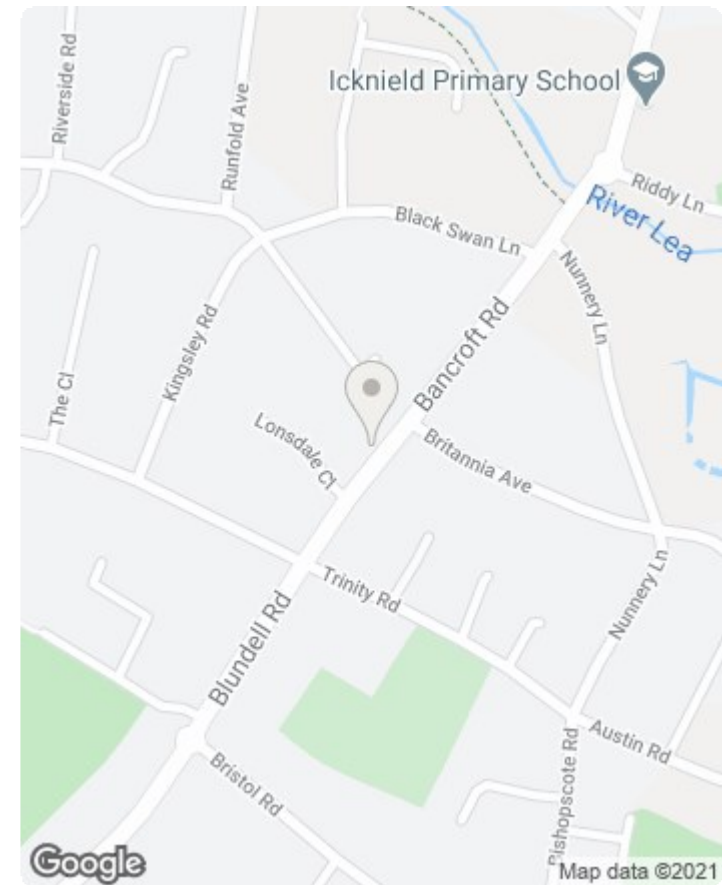
**BEDROOM THREE 8'09 X 8'04  
(2.67M X 2.54M)**

**BATHROOM 6'11 X 5'02 (2.11M  
X 1.57M)**





Total area: approx. 71.4 sq. metres (768.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(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



