



Welcome to 58 Bank Close, a delightful semi-detached house that has just come onto the market. This spacious three-bedroom family home is situated in a sought-after residential area, making it an ideal choice for families.

Location is key, and this home is ideally situated just a short distance from Leagrave mainline railway station, offering excellent transport links for commuters.

ENTRANCE PORCH

Double glazed front door with double glazed window to the front aspect. UPVC door to entrance hall.

ENTRANCE HALL

Port hole window to the front aspect. Wood laminate flooring. Radiator. Carpeted stairs leading to the first floor accommodation.

LOUNGE

Feature fire place and surround. Fitted carpet. Radiator. French doors to the rear garden.

DINING ROOM

Located off the kitchen with a double glazed window to the rear aspect. Radiator. Fitted carpet.

KITCHEN

Fitted with a range of wall and base units with a work surface over, incorporating a single drainer sink unit. Free standing electric cooker. Space and plumbing for a washing machine. Wall mounted combi gas boiler. Wood laminate flooring. Double glazed door leading to the rear garden and a double glazed window to the front aspect.

LANDING

Double glazed window to the front aspect. Fitted carpet. Radiator. Airing cupboard with shelving.

BEDROOM ONE

Double glazed window to the rear aspect. Radiator. Fitted carpet

BEDROOM TWO

Double glazed window to the rear aspect. Radiator. Fitted carpet.

BEDROOM THREE

Double glazed window to the front aspect. Fitted carpet. Radiator.

BATHROOM

Comprising a WC, pedestal wash hand basin and panelled bath with shower over. Part tiled walls. Wood laminate flooring. Extractor fan. Radiator. Obscured double glazed windows to the front and side aspects.

TO THE FRONT

A front garden laid to lawn, with a pathway leading to the front door. Hedge to front boundary. Gated pedestrian access leading to the rear garden.

REAR GARDEN

Laid mainly to lawn with mature shrubs and bushes. Boundary fencing with a gated pedestrian access to the front of the property.

VIEWING

By appointment through Bradshaws.

DISCLAIMER

These details have been prepared by Jane McFarland and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

