



## 2 Readers Close Fobbing

£2,400 PCM

APS have the pleasure of offering this 3-bedroom detached bungalow located in a semi-rural private gated development overlooking farmland. The property boasts to the ground floor a kitchen / family room with integrated appliances (including induction hob, washing machine, fridge-freezer & dishwasher), quartz worksurfaces, 2 bay fronted bedrooms and a modern fitted family bathroom with free standing bath and a walk-in shower. To the first floor there is a spacious master bedroom with velux cabrio roof windows / balcony and an en-suite bathroom with walk-in shower. Other benefits include underfloor heating, storage, neutral décor, garden with patio laid to lawn, electric car charger point and parking for several vehicles. Available 9th April 2026. Council Tax Band D.

- DETACHED BUNGALOW
- PRIVATE GATED DEVELOPMENT
- MODERN FITTED KITCHEN
- UNDERFLOOR HEATING
- VELUX ROOF BALCONY
- EN-SUITE BATHROOM
- OFF STREET PARKING

### Viewing

Please contact our Alternative Property Services Limited Office on 01708 454121

if you wish to arrange a viewing appointment for this property or require further information.





## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (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	81	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (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 environmentally friendly - higher CO <sub>2</sub> emissions	88
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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