



**Ram Hill,  
Bristol, BS36 2UB**

**PRICE: £210,000**

## Property Features

- Mobile Home
- Double Unit
- Two Double Bedrooms
- En-Suite to Master Bedroom
- Kitchen
- Dining Room
- Seperate Shower Room
- Rear Patio
- Off Street Parking
- Beautifully Presented Throughout

## Full Description

### HALLWAY

Double glazed upvc door to hall way with radiator and storage cupboard with radiator. laminate flooring, Doors to:

### Lounge

19'3" x 10'5" (5.87 x 3.18)

Double glazed window to side and front, two radiators and an electric feature fire place, laminate flooring, wall light points. Door to:

### DINING ROOM

8'10" x 8'9" (2.69 x 2.67)

Double glazed window to side and radiator, laminate flooring, Open to:

### KITCHEN

10'2" x 8'9" (3.1 x 2.67)

Double glazed window to rear, kitchen comprises of a range of wall and base units with work surface over, space for fridge freezer, space for cooker, stainless steel sink with mixer tap and drainer, built in storage cupboard. Door to:

### UTILITY ROOM

6'11" x 5'6" (2.11 x 1.68)

Double glazed door to rear garden, wall and base units with work surface over. Sink with mixer tap. Cupboard housing combintaion boiler. Space for washing machine. Storage cupboard.

### MASTER BEDROOM

11'4" x 9'5" (3.45 x 2.87)

Double glazed window to front, radiator and two fitted wardrobes. Airing cupboard with radiator. Door to:



**ENSUITE**

Double glazed obscure window to front, suite comprising of a low level w/c, pedestal hand wash basin, walk in shower cubicle with shower over. Shaver point, extractor and radiator.

**BEDROOM 2**

12'8" x 9'5" (3.86 x 2.87)

Double glazed window to side, radiator, fitted drawers and fitted wardrobe.

**BATHROOM**

Double glazed obscure window to rear, suite comprising of a low level w/c pedestal hand wash basin. Shaver point and extractor. panelled bath with shower attachment over, Radiator.

**GARDEN**

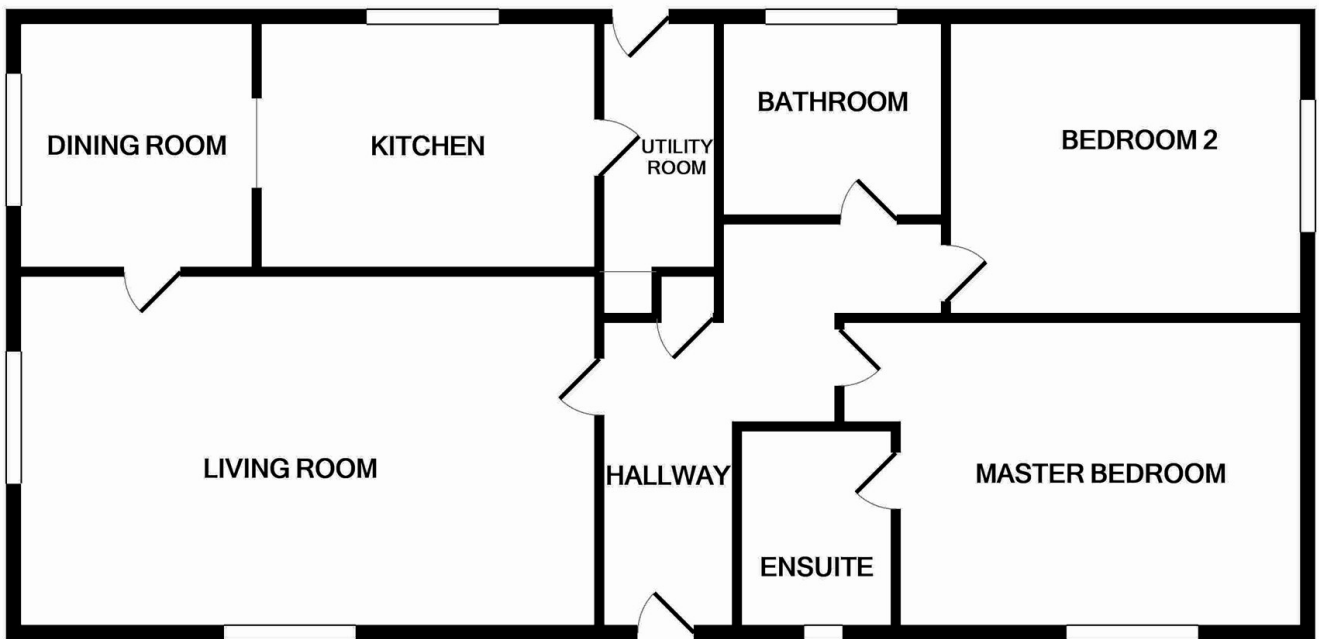
Mainly laid with shrubs and patio.

**OFF STREET PARKING**



| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (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>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                         |         |           |
| (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>  |                         |         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                         |         |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |         |           |



Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements