

**Greenacres Park,
Coalpit Heath, BS36 2UB**

PRICE: £200,000

Property Features

- Two Bedrooms
- Park Home
- Popular Location
- 18' Living Room
- No Onward Chain
- Shower Room
- Gas Central Heating



Full Description

Welcome to this charming property located in the picturesque area of Ram Hill, Coalpit Heath. This delightful park home boasts a great sized reception room, two inviting bedrooms, and a well-appointed shower room. Additional works included new exterior cladding and interior plaster boarding. Ungraded electric and modernised through out/

Situated in a tranquil setting, this property offers a peaceful retreat from the hustle and bustle of everyday life. With parking available for one vehicle, convenience is at your doorstep.

Whether you're looking for a weekend getaway or a permanent residence, this property has the potential to be your perfect sanctuary. Don't miss the opportunity to make this lovely mobile home your own in the heart of the beautiful Ram Hill.

ENTRANCE HALL

Upvc door to hallway with radiator and storage cupboard doors to:

LIVING ROOM

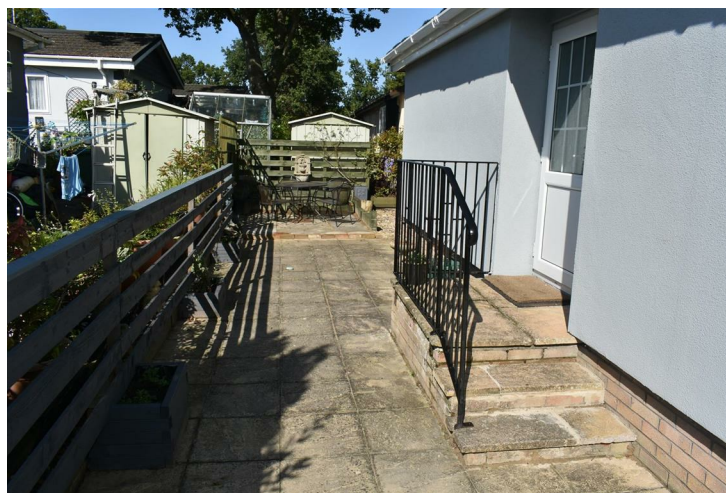
18'10" x 10'11" (5.74 x 3.33)

Double glazed window to front and side. Two radiator and feature fireplace with electric fire. French doors to;

KITCHEN/DINER

18'0" x 8'4" (5.49 x 2.54)

Double glazed window to front and side, double glazed obscure door to side, a range of wall and base units with work surface over, space for washing machine, cooker, space for fridge and space for freezer. sink with drainer and mixer tap. Radiator.



MASTER BEDROOM

11'9" x 9'6" (3.58 x 2.9)

Double glazed window to side and radiator.

BEDROOM 2

11'9" x 9'6" (3.58 x 2.9)

Double glazed window to side and radiator. Fitted wardrobe housing gas fired combination boiler.

SHOWER ROOM

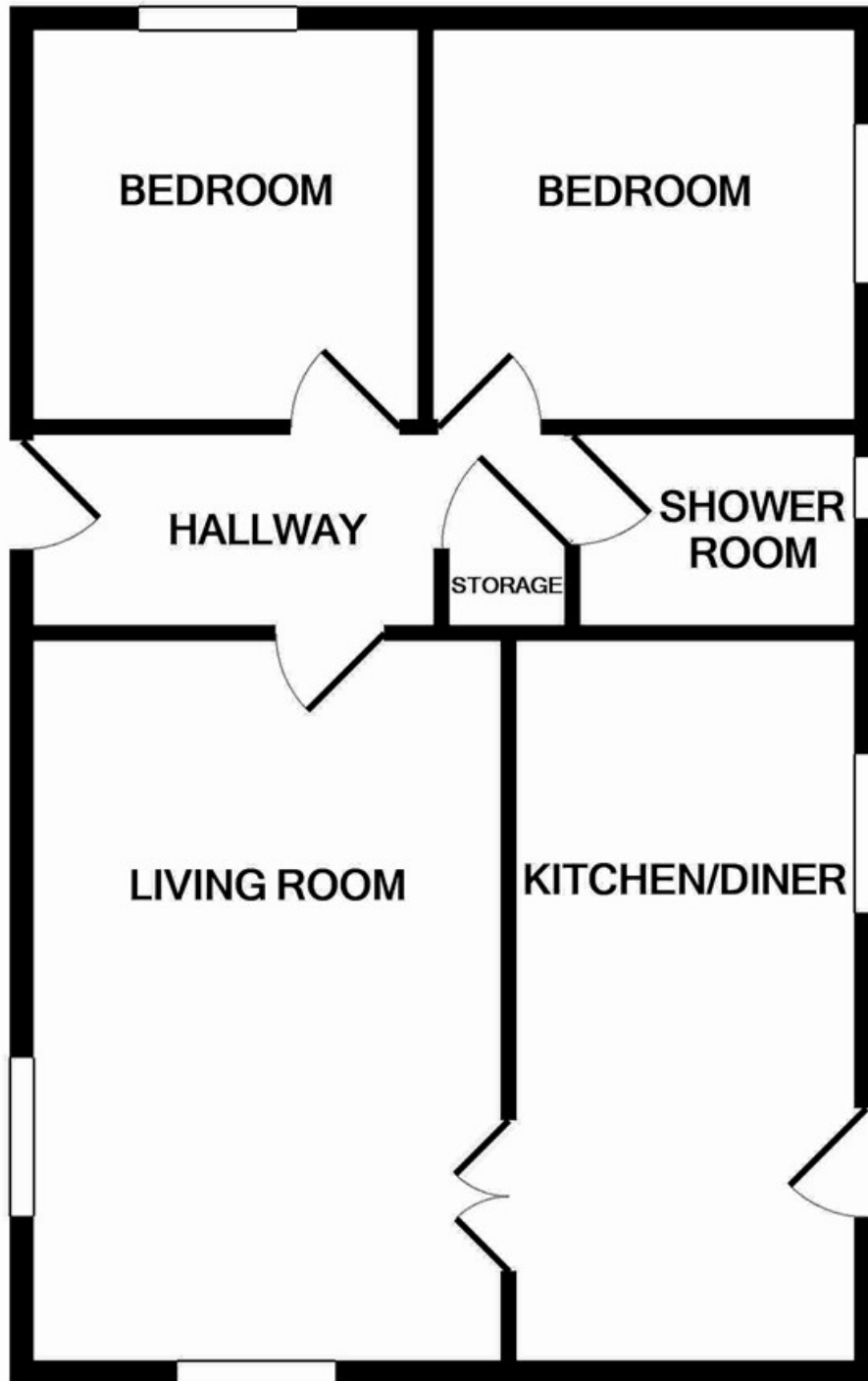
6'7" x 5'4" (2.01 x 1.63)

Double glazed obscure window to side, double shower cubicle with mains shower, pedestal hand wash basin with mixer tap and low level w/c. Fully tiled walls and heated towel rail.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	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