



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

PRICE: £249,950

Property Features

- Detached Park Home
- Two Double Bedrooms
- Ensuite Bathroom to Master Bedroom
- 19' Lounge
- Over 55's Only
- Dining Room
- Gardens to all sides
- Off Street Parking

Full Description

Nestled in the charming village of Ram Hill, Coalpit Heath, Bristol, this fully renovated to an exceptional standard park home is a hidden gem waiting to be discovered. Boasting two cosy reception rooms, perfect for entertaining guests or simply unwinding after a long day, this property offers a warm and inviting atmosphere.

With two well-appointed bedrooms, each providing a peaceful retreat, and two bathrooms ensuring convenience and comfort for all residents, this bungalow is designed for modern living. The layout is ideal for those seeking a manageable yet spacious home.

Situated on a generous plot, this property offers ample parking for one vehicle, a rare find in this sought-after location. The tranquil surroundings and easy access to local amenities make this park home a desirable choice for those looking to enjoy country living. Don't miss the opportunity to make this charming park home your own and experience the quintessential British countryside lifestyle near the heart of Bristol.

ENTRANCE

Composite door to entrance area with radiator and open to:

DINING ROOM

19'2" x 12'9" (5.84m x 3.89m)

Double glazed window to the front and radiator, open to:

LOUNGE

19'4" x 11'4" (5.89m x 3.45m)

Double glazed windows to the front, side and French door to rear garden. feature fireplace with living flame, television point.



KITCHEN

16'2" x 9'6 (4.93m x 2.90m)

Double glazed door to rear, double glazed window to rear, a range of wall and base units with work surface over, larder units with full height freezer and full height fridge, integrated dishwasher and five ring gas hob with extractor fan over, combination oven, microwave and oven, radiator, tiles splashback, stainless steel sink with mixer tap. Karndean flooring throughout the kitchen dining area and living room

Inner Lobby

Radiator, two storage cupboard and doors to:

BEDROOM ONE

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

Double glazed window to the front, double radiator and door to:

EN-SUITE

Double glazed obscure window to front, large shower cubicle with mains waterfall shower, inset spotlights and extractor fan. Vanity hand wash basin with mixer tap, low level WC and heated towel rail

BEDROOM TWO

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

Double glazed window to the side, radiator, fitted wardrobes.

CLOAKROOM

Suite comprising of low level WC and vanity hand wash basin with mixer tap, part tiled walls, tiled floor, heated towel rail, extractor fan and spotlights.

GARDENS

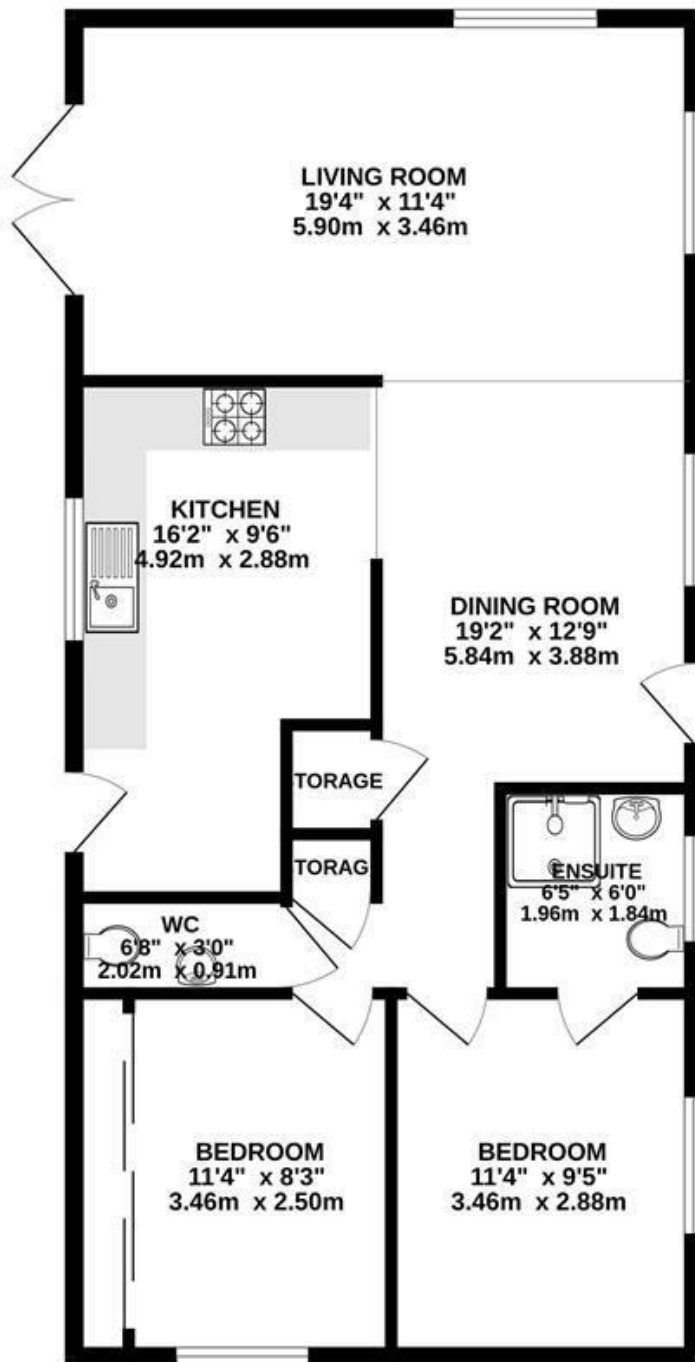
Mainly laid to astro turf on the front and sides, astro turf area to the rear, paved patio area, block paved area providing off street parking.



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	

GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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