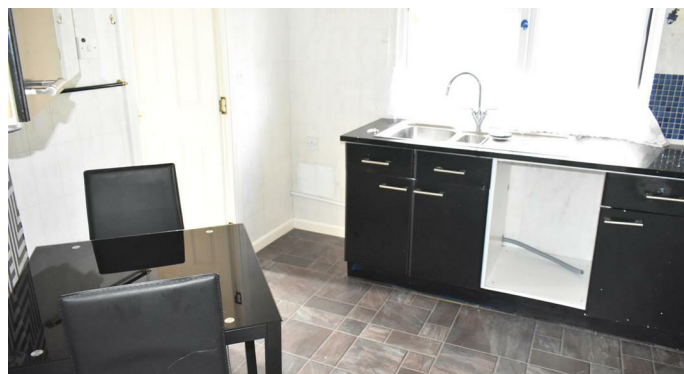




**Ram Hill,  
Bristol, BS36 2UB**

**PRICE: £160,000**



## Property Features

- Detached Mobile Home
- Two Bedrooms
- Dressing & Ensuite
- Kitchen Breakfast Room
- Lounger/Diner
- No Onward Chain
- Off Street Parking

## Full Description

Welcome to this charming property located in the picturesque area of Ram Hill, Coalpit Heath, Bristol. This delightful mobile home boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space.

The property features two bathrooms, offering convenience and privacy for all residents. The mobile home layout provides a sense of comfort and functionality, making it a lovely place to call home.

Situated in a tranquil location, this property offers a peaceful retreat from the hustle and bustle of city life. The surrounding area is filled with natural beauty, providing a serene environment for residents to enjoy.

Don't miss the opportunity to own this lovely mobile home in Ram Hill. Whether you're looking for a peaceful retreat or a cozy home to start a new chapter, this property has the potential to fulfill your needs. Book a viewing today and envision the possibilities that this charming home has to offer.

### Porch

Double glazed obscure French doors to storm porch, double glazed door to hallway.

### Hallway

Double glazed window to side, radiator, cupboard housing a Worcester Bosch combination boiler and Doors to:

### Lounge Diner

15'10 max x 14'6 max (4.83m max x 4.42m max)  
Two double glazed windows to front, double glazed window to side and French doors to side, two double radiators and fireplace with electric fire. Door to:



Kitchen/Breakfast Room

Double glazed window to side, a range of wall and base units with quartz worktop over integrated oven, hob and extractor over. Tiled splash back and a one and a half stainless steel sink with mixer tap and drainer. Space for fridge.

Inner Hallway

Doors to:

Bedroom 1

9 x 9'05 (2.74m x 2.87m)

Double glazed window to side, a range fitted storage and archway to dressing area with two wardrobes and radiator. door to en suite.

En-suite

Double glazed obscure window to side, low level WC, pedestal hand wash basin and mains fed shower. Radiator.

Bedroom 2

9'5 x 8'4 (2.87m x 2.54m)

Double glazed window to side, radiator, a range fitted storage with radiator hanging and shelving space, spotlights

Bathroom

Double glazed obscure window to side, low-level WC and pedestal hand wash basin with tiled splashback. Extractor fan and towel radiator, newly fitted walk in bath with mixer tap and shower attachment.

Outside Area

With gardens wrapped around the home including a green house and shed.



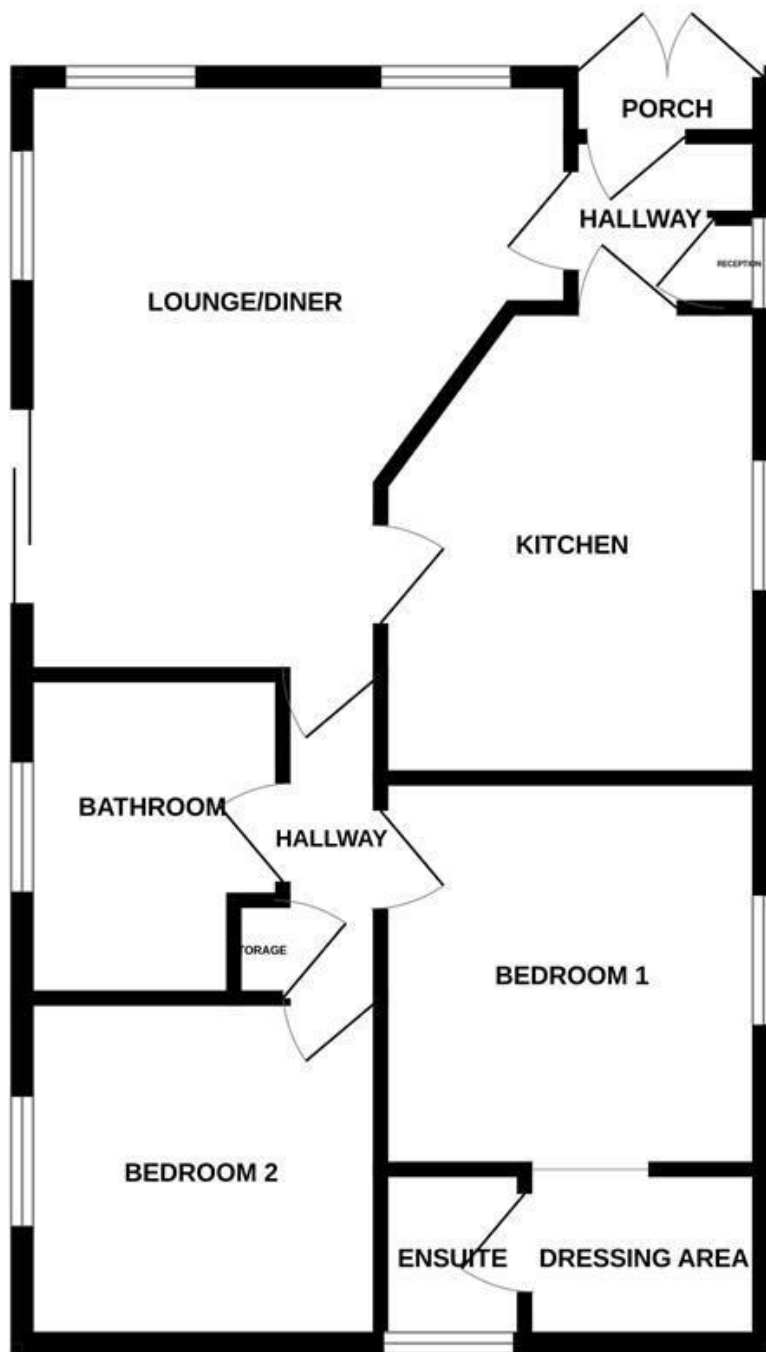
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A       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





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024

4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

[www.aj-homes.co.uk](http://www.aj-homes.co.uk)  
[info@aj-homes.co.uk](mailto:info@aj-homes.co.uk)  
01454 252140

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