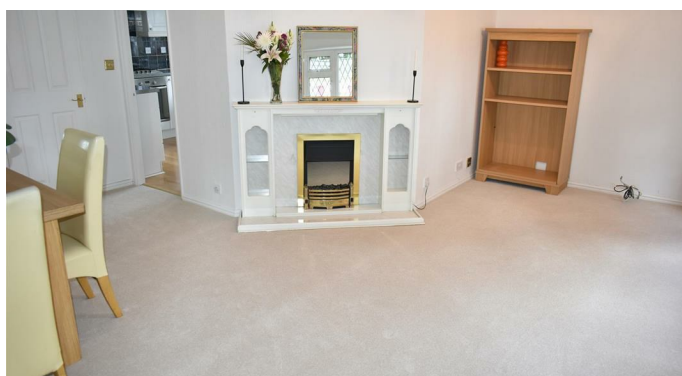




**Ram Hill,
Bristol, BS36 2UB**

PRICE: £180,000

Property Features

- Park Home
- Two Bedrooms
- Redecorated
- Wet Room & Ensuite
- Over 55yrs Only
- Large Lounge/Diner
- No Onward Chain
- Gas Central Heating and Double Glazing
- Popular Site

Full Description

Entrance Hallway

Entrance hallway UPVC style door two hallway with radiator access to loft area and doors two

Lounge/Diner

19'3" m x 18'4" (5.88 m x 5.59)

Double glazed windows to front and side with fireplace and electric fire, radiators door to;

Kitchen

12'10" 9'2" (3.93 2.80)

Double glazed window to rear, double glazed door to rear, kitchen comprising of a range of wall and base units with worktop over, a one and a half bowl sink with drainer and mixer tap. integrated oven and gas hob with extractor over. Space for washing machine, space for fridge freezer, tiled splashback and radiator. Cupboard housing Worcester Bosch combination boiler.

Bedroom 1

9'3" x 9'7" (2.83 x 2.93)

Double glazed window to rear, fitted wardrobes, radiator door to:

Ensuite

Double glazed obscure window to side, shower cubicle with electric shower, low level WC, hand wash basin. Part tiled walls and extractor fan. Radiator.

Bedroom 2

9'10" x 9'9" (3.00 x 2.99)

Double glazed window to front, radiator and walk-in closet with shelving and hanging space.



Wet Room

7'6" x 6'5" (2.30 x 1.97)

Double glazed obscure window to front, wet room with electric shower, radiator, low level WC pedestal, hand wash basin with extractor fan and part tiled walls. Doors to hallway and bedroom.

Outside

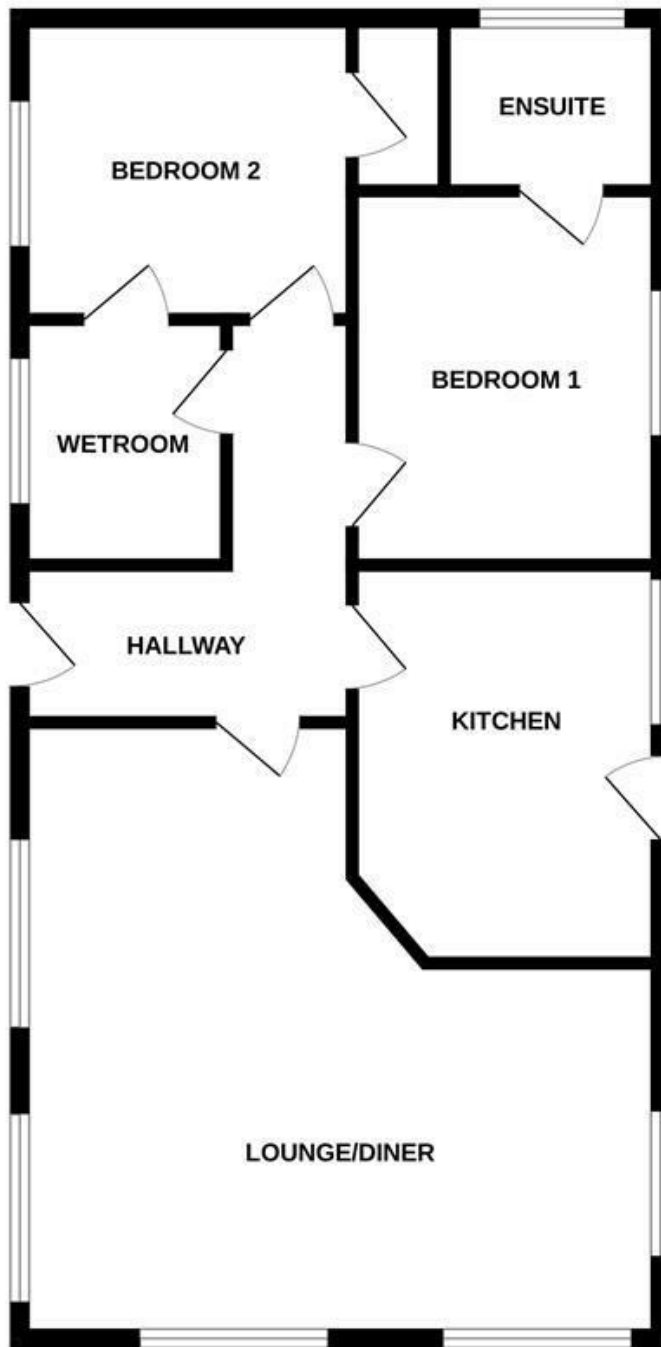
Good sized plot located at the bottom of the site. Scheduled patio with shed and enclosed garden area with artificial grass.



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



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