



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

**PRICE: Asking Price  
£140,000**

## Property Features

- Mobile Home
- Comunity Feel
- Two Bedrooms
- Kitchen/Diner
- Gas Central Heating
- Double Glazing
- No Onward Chain
- Over 55's only



## Full Description

### Entrance Hallway

Double glazed front door with glazed panel leading into hallway, airing cupboard housing Worcester gas boiler with shelving below. Radiator and Doors to:

### Living Room

16'6" x 10'9" (5.05 x 3.28)

Double glazed bay window overlooking front, Double glazed window overlooking side, brick fireplace with tiled hearth with inset gas fire, wall mounted heating controls, t.v. aerial connection point, two wall light points.

### Kitchen/Diner

17'1" x 8'5" (5.21 x 2.59)

Double glazed window to rear and side, half glazed door to side, range of wall and base units with roll top work surfaces over, one and a half bowl sink and drainer with mixer tap over, space for cooker, space and plumbing for washing machine, space for fridge/freezer, cupboard providing storage, vinyl flooring, wall mounted extractor fan, radiator.

### Bedroom One

10'11" x 9'4" (3.35 x 2.87)

Double glazed window overlooking rear of property, range of fitted bedroom furniture including wardrobes, dressing table and drawers, two wall light points, double radiator.

### Bedroom Two

9'6" x 8'0" (2.9 x 2.44)

Double glazed window overlooking rear of property, range of fitted bedroom furniture including wardrobes, dressing table and drawers



**Bathroom**

Double glazed window with obscure glass, partially tiled walls, suite comprising panelled bath with over bath shower, pedestal wash hand basin, W.C, radiator, vinyl flooring.



**Gardens**

Wrap around garden, mainly laid to lawn with well stocked borders, storage shed, outside tap.



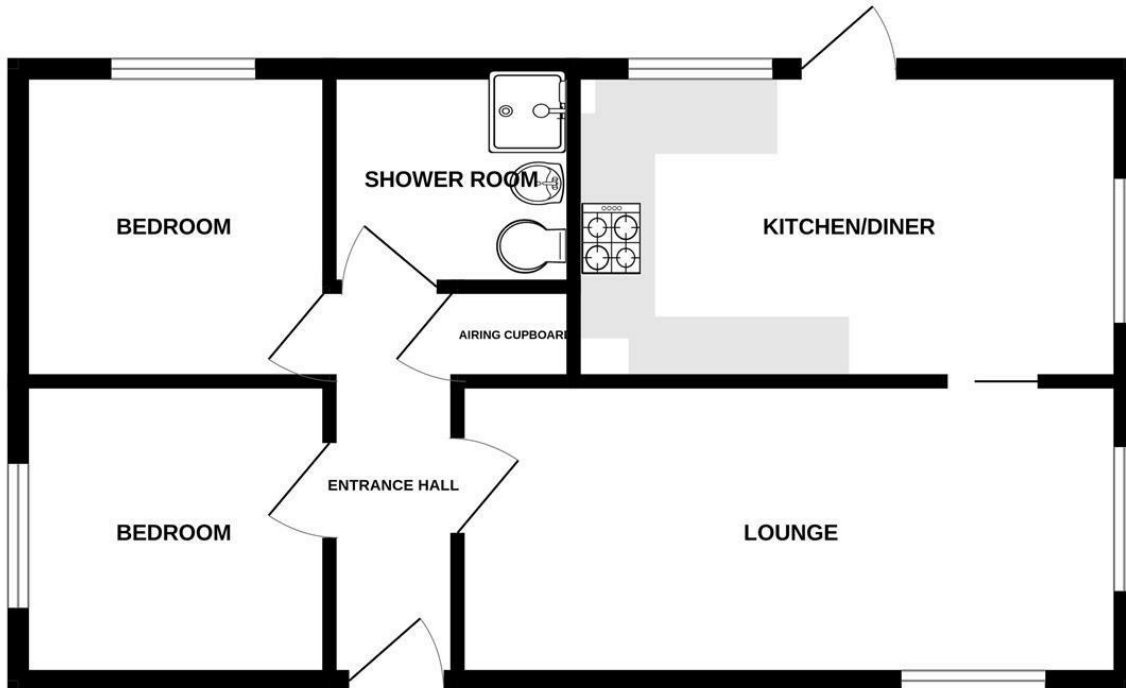
**Parking**

Parking space for one vehicle and communal 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 CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	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