



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

**PRICE: £175,000**

## Property Features

- Two Bedrooms
- Park Homes
- Views Over Open Countryside
- Two Reception Rooms
- Beautifully Presented
- Over 50's Only
- No Pets Policy



## Full Description

This beautifully presented parkhome offers a delightful retreat for those seeking comfort and tranquillity. With two well-appointed bedrooms,

The home features two reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. The property is complemented by a well-maintained shower room, ensuring convenience for everyday living.

One of the standout features of this mobile home is its picturesque setting, backing onto open fields. This serene backdrop not only enhances the beauty of the property but also offers a sense of privacy and connection to nature. Imagine enjoying your morning coffee while taking in the stunning views of the surrounding landscape.

In summary, this park home in Ram Hill is a rare find, combining modern living with the beauty of the countryside. With its spacious layout, beautiful presentation, and idyllic location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

### Living Room

19'8" x 11'3" (6.01 x 3.43)

Double glazed obscure door to Living room.. Two double glazed windows to front, double glazed windows to side and two radiators. Open to:

### Dining Room

10'1" x 6'6" (3.08 x 1.99)

Double glazed window to side, radiator, storage cupboard housing Vaillant Combi boiler.



**Kitchen**

10'4" x 9'5" (3.15 x 2.88)

Double glazed obscure door to side, double glazed window to side. kitchen comprises of a range of wall and base units with worktop over, space for washing machine, space for fridge freezer, space for cooker, stainless steel sink and drainer with mixer tap. Extractor fan and storage cupboard.



**Inner Hallway**

Doors to;

**Principle Bedroom**

9'10" x 9'5" (3.0 x 2.89)

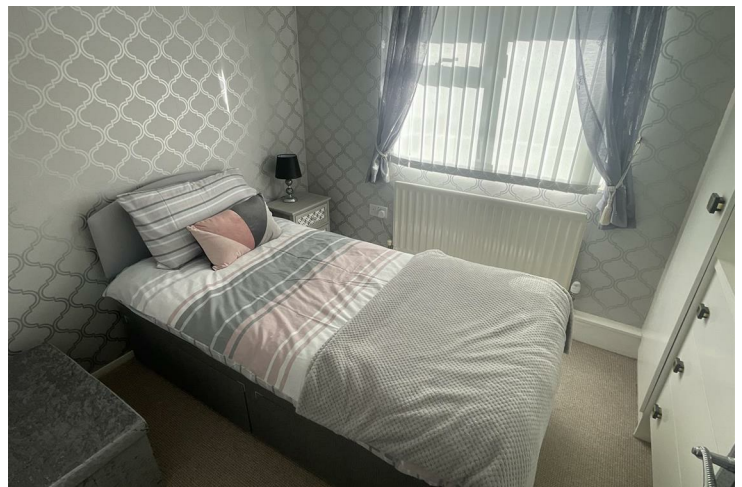
Double glazed window to rear, radiator, fitted wardrobes and fitted chest of drawers.



**Bedroom Two**

8'11" x 7'4" (2.74 x 2.24)

Double glazed window to side, radiator, fitted storage includes wardrobes and chest of drawers.



**Shower Room**

9'8" x 4'4" (2.95 x 1.33)

Double glazed obscure window to rear, suite comprising of a vanity low level WC, vanity hand wash basin with mixer tap, double shower cubicle with mains shower, heated towel rail and shaver point.



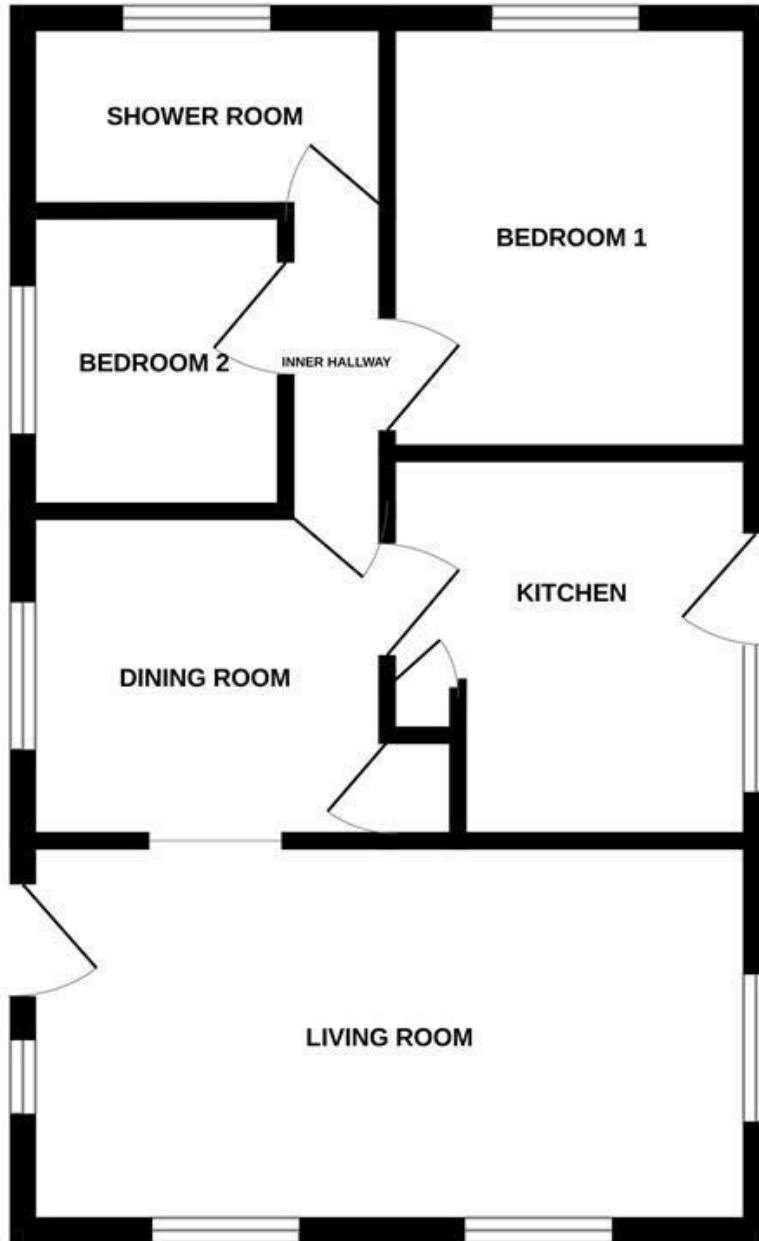
**Gardens**

Back onto open field to the rear, with shed and patio areas.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026

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