

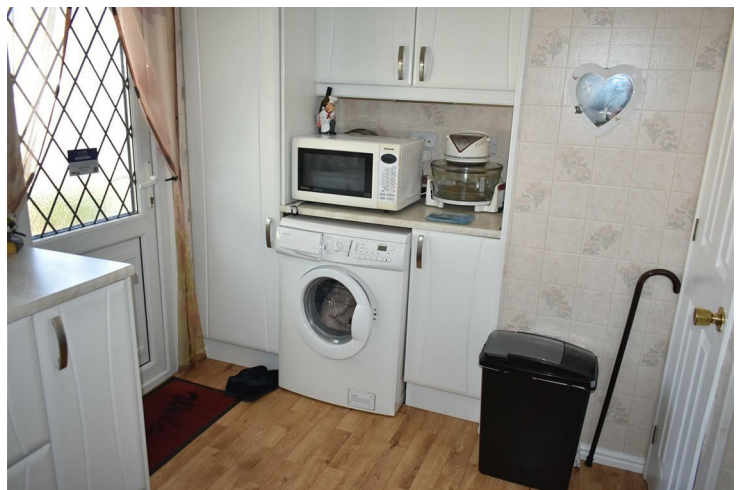


**Greenacres Park,
Coalpit Heath, BS36 2UB**

**PRICE: Offers Over
£170,000**

Property Features

- Detached Park Home
- Good Sized Plot
- No Onward Chain
- Bathroom and Ensuite
- Gas Central Heating
- Two Bedrooms



Full Description

Hallway

Double glazed door to hallway, radiator doors to;

Living Room

19'3" x 11'5" (5.88 x 3.5)

Double glazed windows to front and side, two radiators baxi back boiler with fireplace surround.

Dining Room

8'11" x 7'10" (2.74 x 2.4)

Double glazed window to front and radiator.

Kitchen

11'9" x 9'3" (3.6 x 2.83)

Double glazed obscure door to side, double glazed window to side, a range of wall and base units with rolled edge worksurface over, a 1 1/2 bowl composite sink with drainer and mixer tap, space for washing machine, space for fridge freezer. Integrated oven and gas hob with extractor fan over, tiled splashback, radiator and storage cupboard.

Bedroom 1

10'11" x 9'4" (3.33 x 2.86)

Double glazed window to rear and side, a range of fitted storage with hanging, shelving and drawers. Radiator and door to;

Ensuite

Double glazed obscure window to side, low level WC, shower cubicle with mains shower, extractor fan and part tiled walls.

Bedroom 2

8'1" 9'4" (2.47 2.87)

Double glazed window to side, radiator and fitted storage.



Bathroom

6'6" x 5'5" (1.99 x 1.66)

Double glazed obscure window to side, suite comprising of a panelled bath with mixer tap and shower attachment, low level WC, vanity hand wash basin fully tiled walls and extractor fan.

Outside

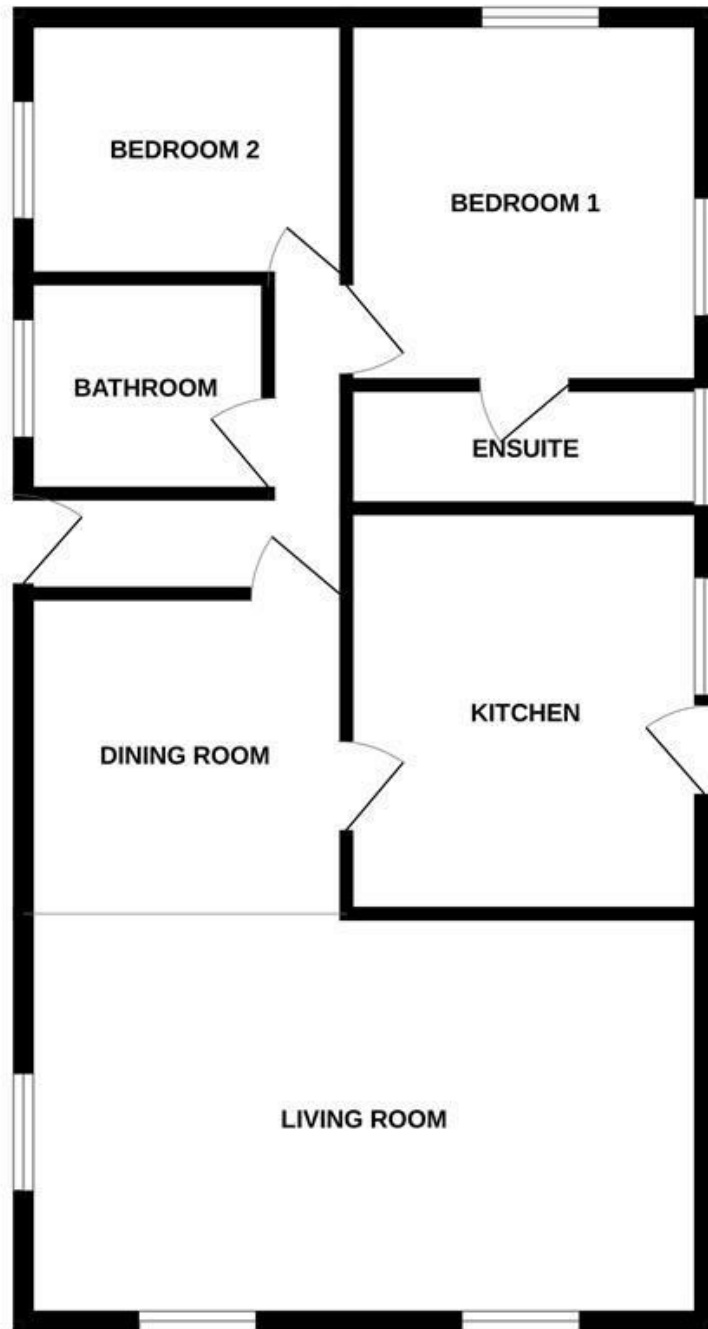
This park home is situated on a good sized plot with off street park and a good sized rear garden.



| 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