



**Connells**

Greenacres Park Ram Hill  
Coalpit Heath Bristol

# Greenacres Park Ram Hill Coalpit Heath Bristol BS36 2UB

for sale  
**£160,000**



## Property Description

Beautifully presented throughout, this delightful home offers a warm and welcoming atmosphere from the moment you arrive.

The lounge provides the perfect place to relax, while the separate dining area creates an inviting space for everyday meals and entertaining alike. The well-appointed kitchen offers plenty of storage and workspace, making it both practical and stylish. Two comfortable bedrooms provide peaceful accommodation, with the principal bedroom benefiting from its own en-suite, while a separate bathroom serves guests and family with ease.

Outside is where this home truly shines. The attractive tiled and stone garden has been thoughtfully designed to create a picturesque, low-maintenance haven, filled with charm and personality. Whether enjoying a morning coffee in the sunshine, pottering with potted plants or unwinding with a good book, this enchanting outdoor space feels like a private cottage garden retreat.

Offering comfort, character and a wonderfully homely feel throughout, this lovely park home is ideal for those seeking peaceful, easy living in a property that is as charming outside as it is within. A true hidden gem that must be viewed to be fully appreciated.

Boiler. Storage Cupboard. Built in Electric Oven and Gas Hob, Space for Washing machine and Fridge/Freezer.

## Bathroom

6' 6" x 5' 5" ( 1.98m x 1.65m )  
Double Glaze Frosted Window, Bathtub, Pedestal Toilet, Wash Hand Basin, Towel Rack

## Bedroom 1

Mirror Wardrobe, Double Glaze Window, Radiator, Lots of Storage Space

## En-Suite

9' 3" x 2' 7" ( 2.82m x 0.79m )  
Radiator, Double Glaze Frosted Window, Pedestal Toilet, Shower

## Bedroom 2

9' 5" x 8' 2" ( 2.87m x 2.49m )  
Double Glaze Windows, Radiator, Lots of Storage Space

## Garden

## Hall

Access to Dining room, bathroom, all bedrooms. Radiator

## Dining Room

8' 11" x 7' 10" ( 2.72m x 2.39m )  
Radiator, Double Glaze Windows

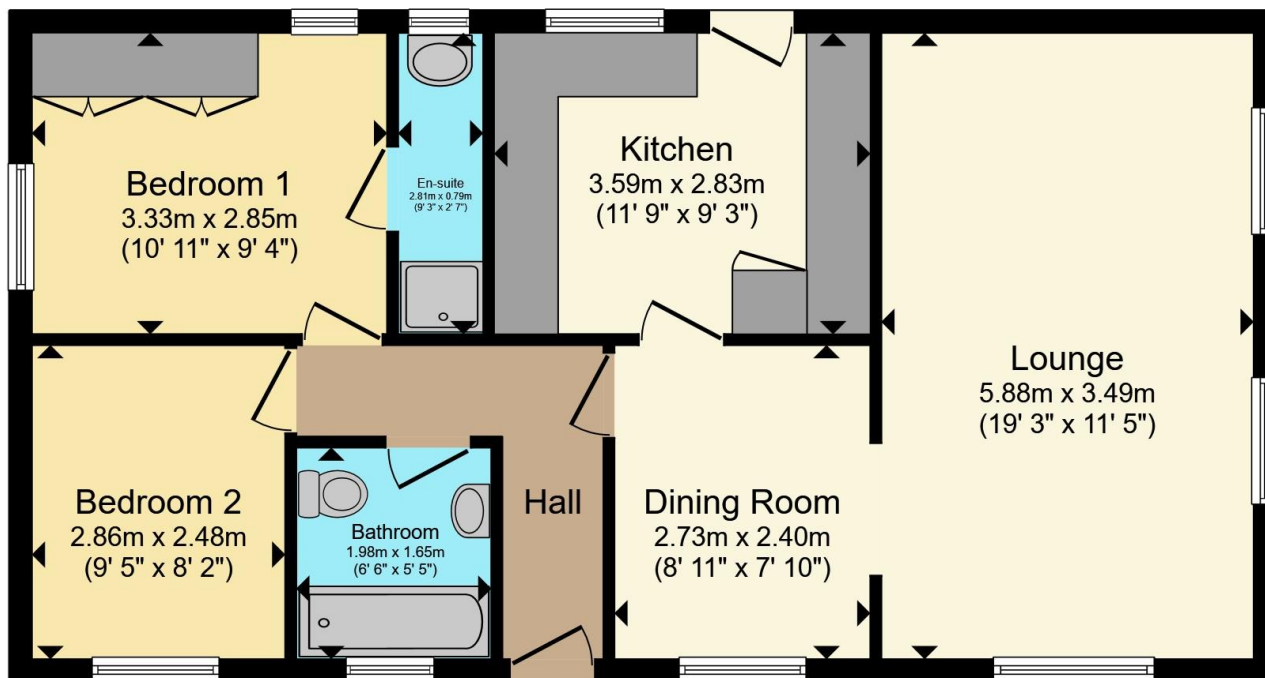
## Lounge

19' 3" x 11' 5" ( 5.87m x 3.48m )  
Double Glaze Windows, Radiators, Fireplace

## Kitchen

11' 9" x 9' 3" ( 3.58m x 2.82m )  
Double Glaze Windows and Door. Radiator.





Total floor area 67.3 m<sup>2</sup> (724 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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72-74 Station Road Yate  
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EPC Rating: Council Tax  
Exempt Band: A

Tenure:

**view this property online [connells.co.uk/Property/YAT308612](http://connells.co.uk/Property/YAT308612)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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