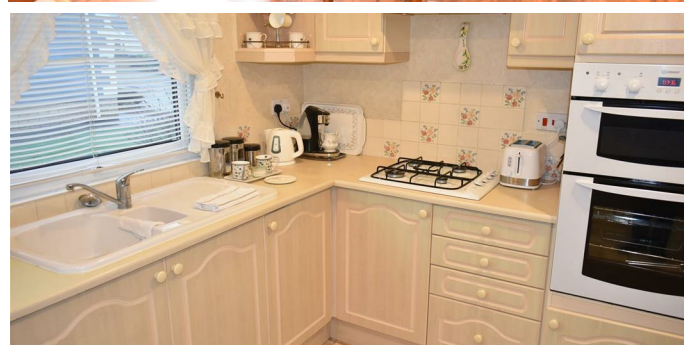




**Ram Hill,
Bristol, BS36 2UB**

PRICE: £170,000

Property Features

- Park Home
- Two Bedrooms
- Large Living Space
- Popular Site
- No Onward Chain
- Bathroom & Ensuite
- Well Looked After

Full Description

Hallway

UPVC double glazed obscure door to entrance hallway with fitted storage, radiator and door to;

Living Room

15'5" x 14'10" (4.72 x 4.54)

Double glazed windows to front and sides, two radiators, fireplace and open to dining area;

Dining Area

10'9" x 8'6" (3.3 x 2.6)

Double glazed patio doors to side, radiator and doors to;

Kitchen

12'3" x 9'7" (3.74 x 2.93)

Double glazed window to side, double glazed obscure door to side and kitchen comprising of a range of wall and base units and larder units with integrated one and a half bowl sink with drainer and mixer tap. Gas hob with extractor over, double oven, space for fridge freezer, space for washing machine, tiled splashback, spotlights and cupboard housing a Worcester Bosch combination boiler.

Inner Hallway

Radiator, access to loft area and storage cupboard. Doors to;

Principle Bedroom

10'4" to wardrobe x 9'6" (3.16 to wardrobe x 2.90)

Double glazed window to side, radiator, a range of fitted furniture including dressing table, bench seat and wardrobes. Door, to;



Ensuite
Double glazed obscure window to side, suite comprising of a fully tiled quadrant shower cubicle with electric shower, low level WC, vanity hand wash basin and heated towel rail. Fully tiled walls and shaver point.

Bedroom 2
9'6" x 8'3" min (2.90 x 2.53 min)
Double glazed window to side, radiator, fitted storage with drawers, shelving and hanging space.

Bathroom
Double glazed obscure window to side, panelled bath with tiled splashback, pedestal hand wash basin with tiled splashback, low level WC, shaver point and heated towel. Radiator.

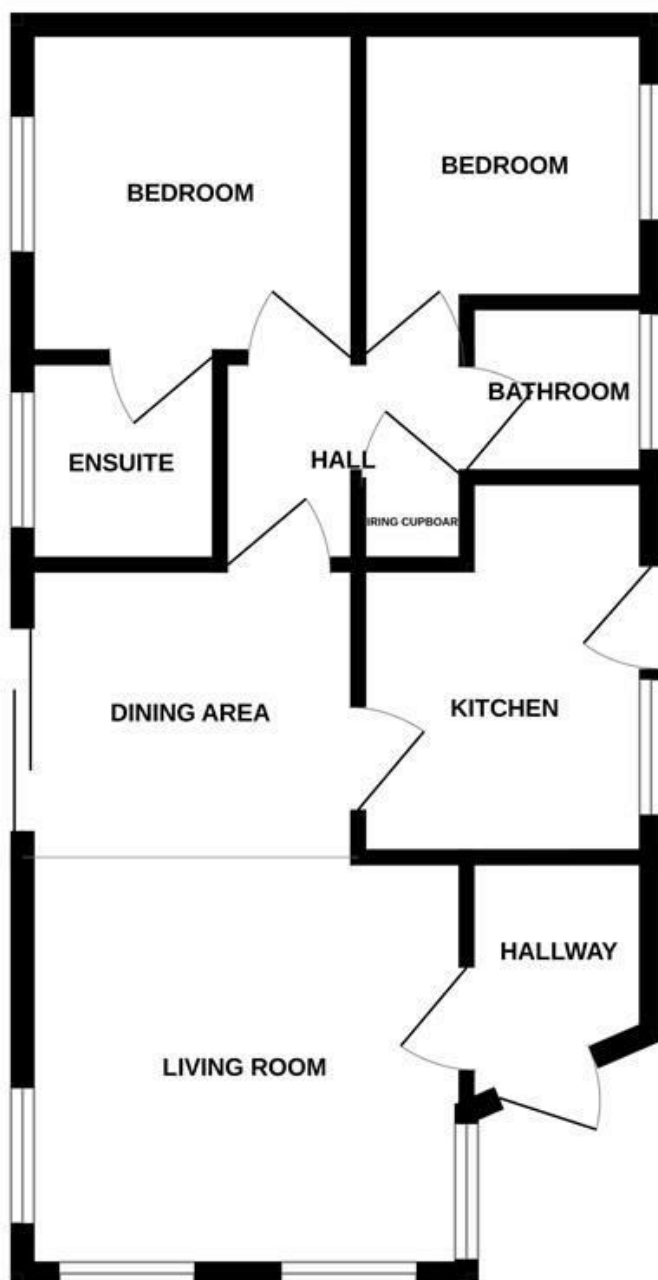
Garden
With patio and gravelled areas, Mature shrubs and borders, shed, parking opposite.



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