



COUNTRY
HOLMES

Padfield Main Road, Padfield

£250,000

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- Stone Two bedroom mid terraced cottage
- Two separate reception rooms
- Bathroom & separate WC
- Gardens front & Rear
- No Chain
- Extended to rear
- Two bedrooms
- Staircase to loft room
- Off road parking



Country Holmes are delighted to present for sale this well presented, garden-fronted stone cottage, perfectly positioned in the highly sought-after village of Padfield. Brimming with character and charm, the property has been thoughtfully extended to the rear, providing spacious and versatile accommodation throughout, and is offered for sale with no onward chain.



| Energy Efficiency Rating | | |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) 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 | | |
| | 71 | 83 |
| Scotland | EU Directive 2002/91/EC  | |

| Environmental (CO ₂) Impact Rating | | |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) 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 | | |
| | 69 | 82 |
| Scotland | EU Directive 2002/91/EC  | |