



ABSOLUTE
PROPERTY

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**30 Merrick Close, Stevenage
SG1 6GH**

£1,750 Per Month

A well-located three-bedroom townhouse situated in the sought-after Great Ashby area of Stevenage. The property benefits from excellent transport links, with Stevenage town centre and mainline railway station easily accessible, offering fast connections to London and surrounding areas.

The accommodation is arranged over three floors, with a kitchen, conservatory, and downstairs WC on the ground floor. The first floor provides two bedrooms and a family bathroom, while the top floor features the main bedroom with an en suite bathroom.

Viewing is highly recommended to avoid disappointment



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Proposed		Current	Proposed
Very energy efficient: lower running costs			Very environmentally friendly: lower CO ₂ emissions		
A (91-95%)	A	A	91-95%	B	B
B (81-90%)	B	B	81-90%	C	C
C (69-80%)	C	C	69-80%	D	D
D (55-68%)	D	D	55-68%	E	E
E (46-54%)	E	E	46-54%	F	F
F (39-45%)	F	F	39-45%	G	G
G (34-38%)	G	G	34-38%		
Not energy efficient: higher running costs			Not environmentally friendly: higher CO ₂ emissions		
England & Wales	EU Directive	England & Wales	England & Wales	EU Directive	England & Wales