



ABSOLUTE
PROPERTY

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

£1,575 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	Potential	Current	Potential
100-125 kWh/m ² (A)		100-125 g/m ² (A)	
75-100 kWh/m ² (B)		125-150 g/m ² (B)	
50-75 kWh/m ² (C)		150-200 g/m ² (C)	
25-50 kWh/m ² (D)		200-250 g/m ² (D)	
10-25 kWh/m ² (E)		250-300 g/m ² (E)	
1-10 kWh/m ² (F)		300-350 g/m ² (F)	
0-1 kWh/m ² (G)		350-400 g/m ² (G)	

For energy efficiency - higher is better
For environmental impact - higher is better

England & Wales EPC Directive 2002/91/EC