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8 Monarch Rise, Stevenage, Hertfordshire, SG1 4FS

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## £1,775 Per Calendar Month

Beautiful three-bedroom link-detached home, ideally situated in the popular north Stevenage area, offering excellent access to the A602, A1(M), and the nearby Great Ashby District Park.

Conveniently located close to local amenities, transport links, and highly regarded schools, this well-presented property is perfectly suited to families and professionals alike. The property is offered unfurnished and will be available from end of July.

The accommodation comprises a spacious principal bedroom benefitting from fitted wardrobes and an en-suite shower room, a further double bedroom, and a well-proportioned single bedroom. There is also a modern family bathroom, a spacious lounge with French doors opening onto the rear garden, and a well-appointed kitchen/dining room providing ample space for everyday living and entertaining. Additional benefits include a downstairs cloakroom, useful under-stairs storage, and further storage space on the landing.

Externally, the property boasts a spacious rear garden, ideal for outdoor dining and family enjoyment, along with the added benefit of a link-detached layout providing increased privacy and kerb appeal.

Offered unfurnished, this attractive family home is not to be missed. Early viewing is highly recommended to fully appreciate the space, location, and accommodation on offer.

Council Tax Band - D

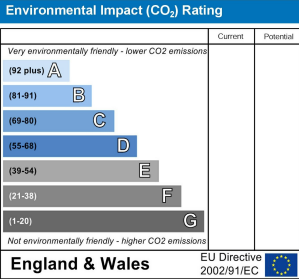
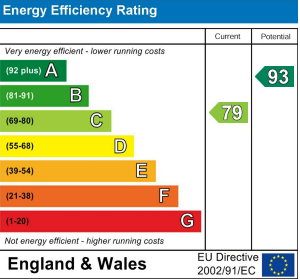
EPC Rating - C

Holding Deposit - £409.00 (equivalent to one week's rent)


Deposit - £2,048.00

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.







Score	Energy rating	Current	Poten
+	<b>A</b>		93
-91	<b>B</b>		
-80	<b>C</b>	79   c	
-68	<b>D</b>		
-54	<b>E</b>		
-38	<b>F</b>		
0	<b>G</b>		



