



The Gables Lower Street, Ipswich, IP9 2SQ
£2,250 PCM





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- Four bedrooms
- Conservatory
- Kitchen/breakfast room
- En-suite shower room to master bedroom
- 2 Reception rooms
- Cloakroom
- Double garage + off road parking
- The agents stress the property should be viewed internally for it's spacious proportions to be fully appreciated

Deceptively spacious unfurnished 4 bedroom detached family house situated in this popular village of Stutton, close to Alton Water and Manningtree main line station (London Liverpool street approx one hour) is located a short drive away.

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General Information

The property comprises in brief:- Entrance hall with stairs to first floor and storage cupboard under, door to good size lounge with window to front elevation doors to dining room and sliding doors to conservatory which in turn has door to rear garden. Also on the ground floor is a cloakroom and good size kitchen/breakfast room and door to garage. The kitchen has a range of base and eye level cupboards, double aspect windows, eye level oven hob and dishwasher. On the first floor there are four bedrooms, the master with fitted wardrobes and ensuite shower room, bedrooms two and three with fitted wardrobes and a family bathroom with white suite.

Entrance hall

Cloakroom 5' x 4'4" (1.52m x 1.32m)
WC and hand basin

Lounge 22'x 13'9" (6.71mx 4.19m)
Window to front elevation, feature fireplace. Sliding doors to conservatory. Double doors to dining room.

Dining Room 13'1" x 9'11" (3.99m x 3.02m)
Sliding doors to rear garden

Conservatory 14'5"x 7'2" (4.39mx 2.18m)
Accessed off lounge. Door to rear garden.

Kitchen/breakfast room 27'7" x 7'8" (8.41m x 2.34m)
Base and eye level cupboards. Double aspect windows. Dishwasher, built in gas hob (bottled gas supply) and eye level oven. Archway to breakfast area and window to front elevation.

First floor
Window to front elevation. Airing cupboard.

Master bedroom 12'9" x 10 (3.89m x 3.05m)
Built in wardrobes, window to rear elevation and door to ensuite shower room

Ensuite Shower room 5'5" x 5'4" (1.65m x 1.63m)
Door from master bedroom. Shower cubicle. WC and hand basin

Bedroom Two 14'8" x 8'9" (4.47m x 2.67m)
Built in wardrobe



Bedroom Three	10'x 9'9"max (3.05mx 2.97mmax)
Built in wardrobe	
Bedroom Four	10' x 6'9" (3.05m x 2.06m)
Bathroom	10'6" x 5' (3.20m x 1.52m)

The Outside

The property is set back from the road via driveway providing off road parking leading to good size garage 16'4" x 16'4" with up and over door and personal door to rear garden, sink, oil fired boiler, and access to kitchen. Rear garden of good size principally laid to lawn with flowers and shrubs. Three timber sheds, two of which are included in the let, the third isn't see important information Covered pond, patio area and green house.

Holding deposit

Prospective applicants will be required to pay a holding deposit to MJM Estates equivalent to a maximum of 1 weeks rent. Upon successful references being completed, acceptable and the tenancy confirmed by MJM Estates the holding deposit will be deducted/contributed towards the first months rent

Important information

Rent is exclusive of council tax and utilities. Landlords restrictions No smokers and pets at landlord discretion

Available Approx End of June 2025

We understand the property to be council tax band F Babergh District Council

Deposit £2596

Tenant will be required to supply quarterly meter readings to the agent for the solar panels.

As already mentioned the timber garden shed to the rear is not included in the let. The photos shown in this brochure were taken before the current tenants took occupation

Broadband Availability - Standard and Superfast is available Ultrafast is not available (Ofcom Broadband Checker - May 2025).

Mobile Coverage - It is understood mobile coverage (indoor) EE and Three is not available and O2 is likely, and Vodafone is limited (Data) EE, and Three is not available O2 is likely and Vodafone is limited (Ofcom Mobile Checker - May 2025)

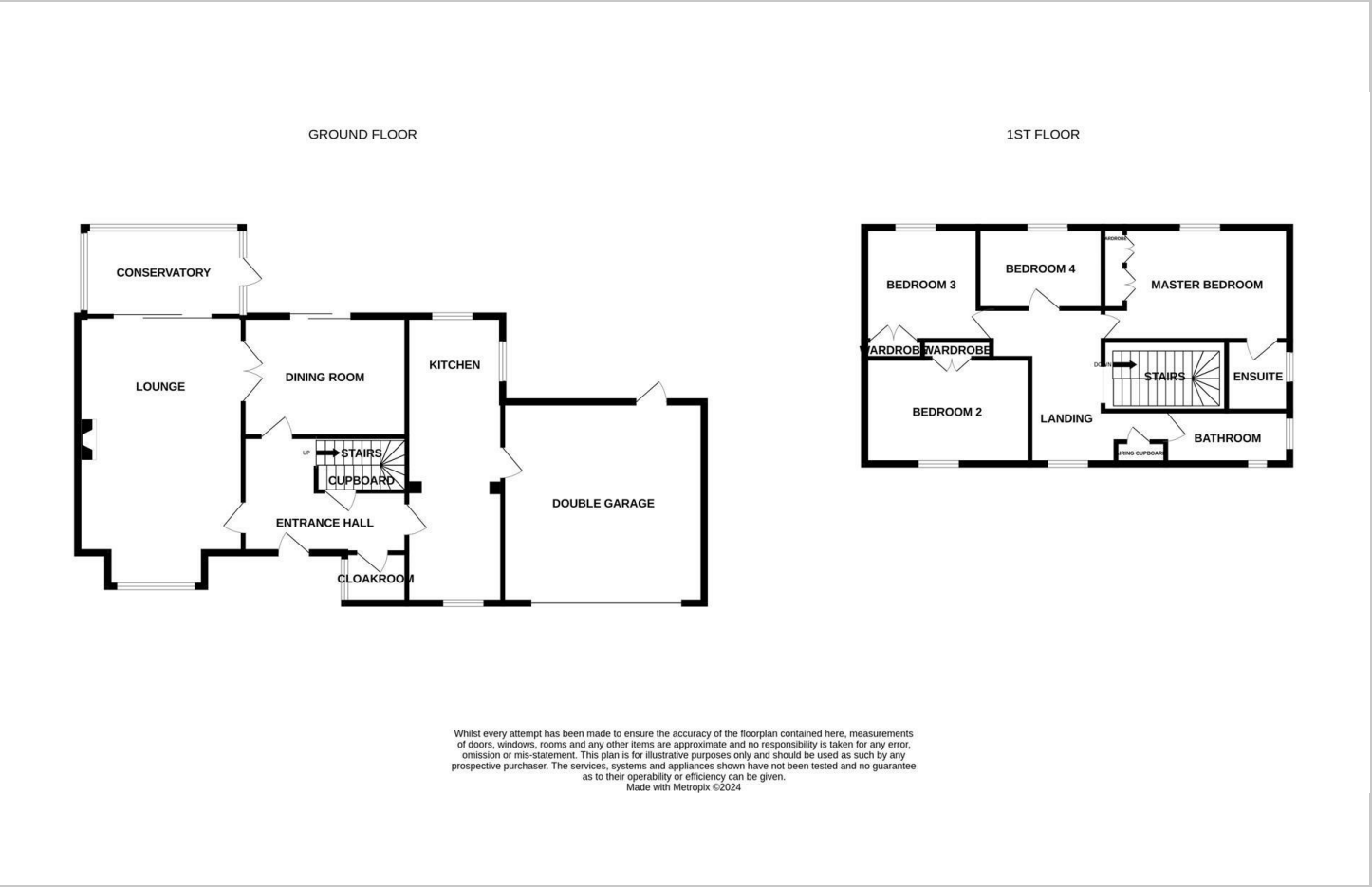
Directions

Proceed along Manningtree Road just before the school turn right in Church Road. Follow this road, which turns left into Lower Street. The property can be found on the left hand side in approx 900 yards.





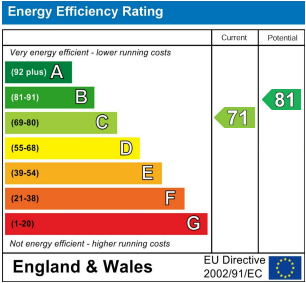
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our MJM Estates Office on 01206 394334 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Consumer Protection Regulations 2008

Whilst every care is taken to ensure the accuracy of these particulars the Agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. Prospective tenants must therefore satisfy themselves by inspection or otherwise. Photographs are not necessarily current and all descriptions, dimensions and details are given in good faith and believed to be correct but are a general outline for guidance only and should not be relied upon as statement or representation of fact.

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