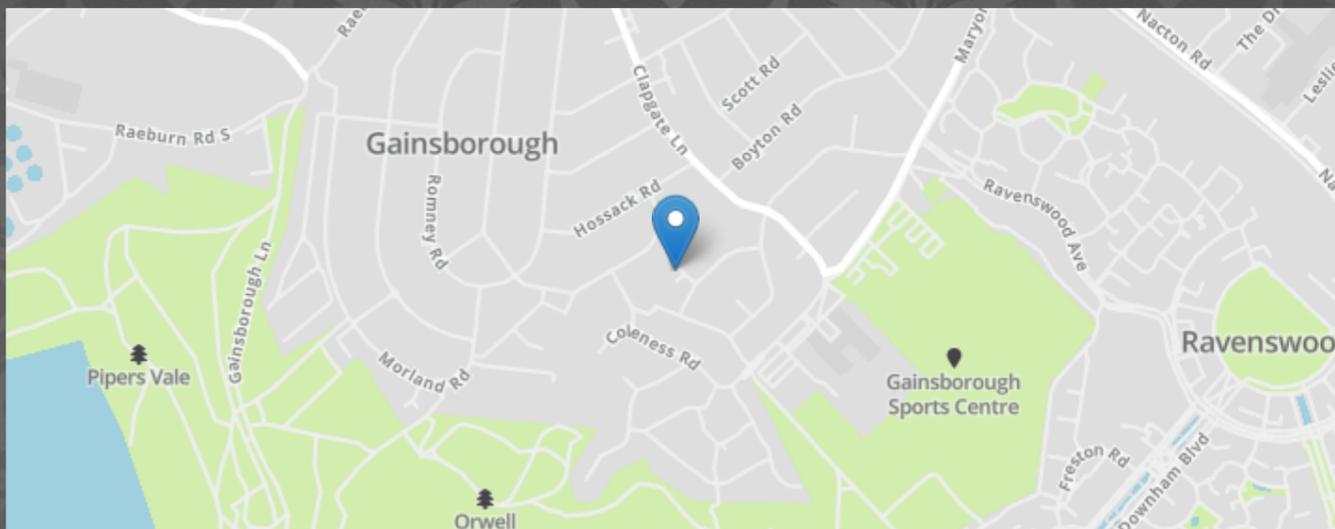


## Lowry Gardens, Ipswich



# MARKS & MANN



- TWO BEDROOMS
- GARAGE WITH ELECTRIC DOOR
- NO FORWARD CHAIN
- GAS CENTRAL HEATING
- CLOSE TO GAINSBOROUGH SPORTS CENTRE
- SEMI-DETACHED HOUSE
- DOUBLE GLAZED WINDOWS
- CLOSE TO LOCAL AMENITIES
- CONSERVATORY
- EASY ACCESS TO A14



## Lowry Gardens, Ipswich

We are pleased to offer for sale, this two bedroom semi-detached house, situated in the south-east of Ipswich, close to a local sports centre and amenities. The property is being offered with no forward chain.

Internally the property benefits from, on the ground floor: Entrance hall, living room, kitchen and conservatory. To the first floor: Bedroom one, bedroom two and bathroom. Externally the property benefits from a block paved driveway with single garage and a rear garden mainly paved with lawn and patio areas.

Call now to register your interest and arrange a private first hand viewing.

**£240,000**

# MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# Lowry Gardens, Ipswich

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## Entrance Hall/Porch

Front door, radiator.

## Living Room

4.10m x 3.73m (13' 5" x 12' 3")  
Double glazed window to front aspect, radiator, storage cupboard.

## Kitchen

4.27m x 2.71m (14' 0" x 8' 11")  
Double glazed door to rear aspect, radiator, integrated oven, hob and extractor, sink draining board, double glazed window to rear aspect.

## Conservatory

2.90m x 3.12m (9' 6" x 10' 3")  
French doors to rear aspect, double glazed window surrounds, radiator, under floor heating.

## Landing

Double glazed window to side aspect, loft hatch.

## Bedroom One

2.71m x 3m (8' 11" x 9' 10")  
Double glazed window to front aspect, radiator, built in walk in wardrobe.

## Bedroom Two

2.74m x 3.54m (9' 0" x 11' 7")  
Storage tank housing, built in wardrobe, double glazed window to rear aspect, radiator.

## Bathroom

Bath with shower over, heated towel rail, ceiling spotlights, hand wash basin, low level WC, built in cupboard.

## Front Garden

Block paved, parking for one vehicle, single garage with electric door, power and light.

## Rear Garden

Mainly laid to lawn with patio area, shed and side access.

## Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

## Directions

Using a SatNav, please use IP3 0RX as a point of destination.

## Important Information

Tenure - Freehold  
Services - we understand that gas, electric, water and drainage are connected to the property.  
Council Tax Band: B  
EPC Rating: C

## Disclaimer

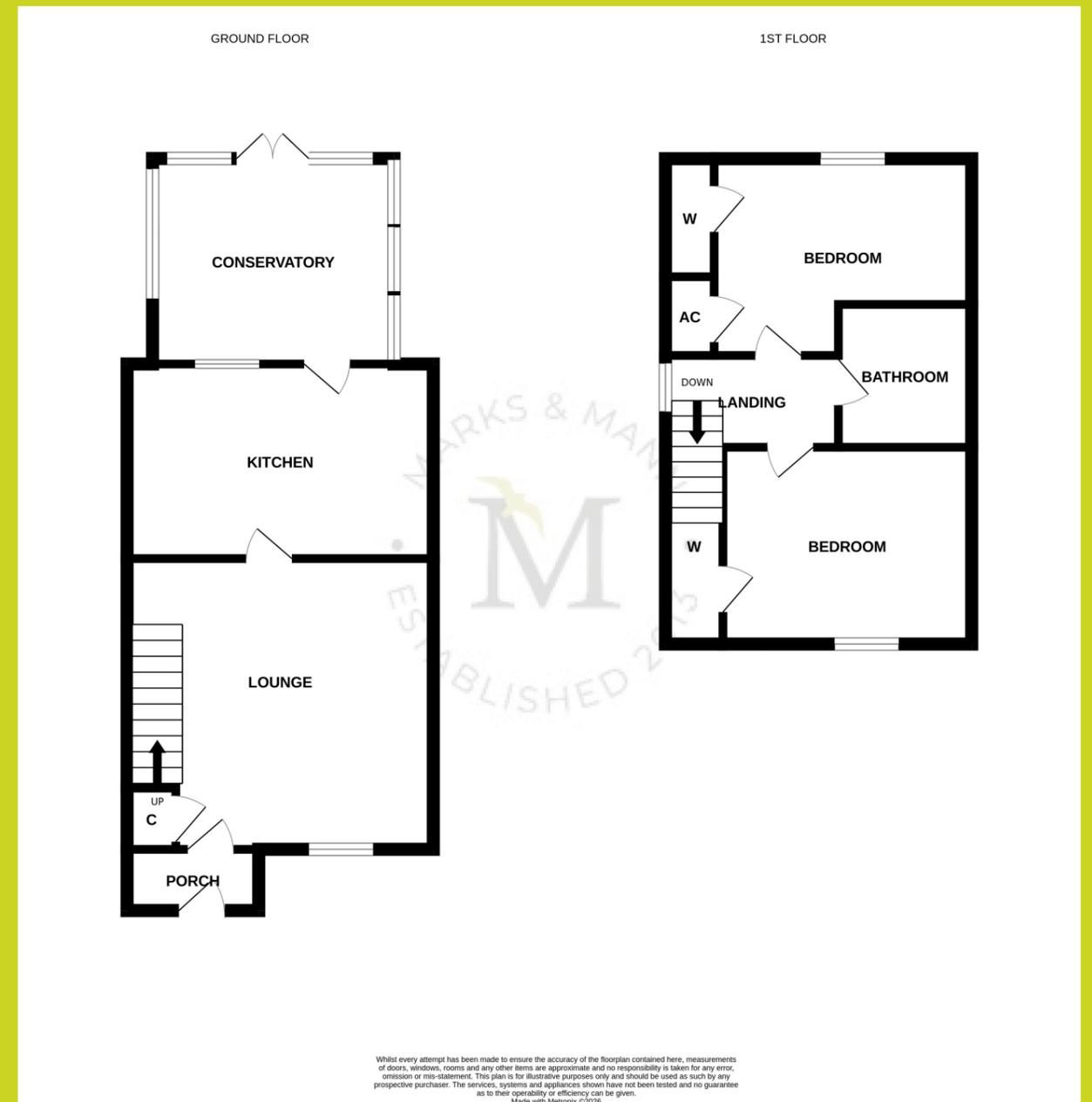
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.  
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Council Tax Band

At the time of writing the council tax band for this property is band B.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The above floor plans are not to scale and are shown for indication purposes only.

