

HARDIMANS



36 Gorleston Road
Oulton Broad, Lowestoft, NR32 3AQ
Offers Over £170,000

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**36 Gorleston Road, Oulton
Broad, Lowestoft, Suffolk,
NR32 3AQ**

We will be conducting an "OPEN HOUSE FOR VIEWINGS" on Monday 12th October from 3.30PM til 4.30pm for this CHAIN FREE detached bungalow which presents an excellent opportunity for those seeking a comfortable and spacious home. Having separate sitting room and dining room this offers a perfect setting for family meals or entertaining guests. Additionally, the conservatory provides a lovely spot to relax and enjoy the garden views throughout the seasons. With two well-proportioned bedrooms, large garden and ample off road parking, this property is ideal for small families, couples, or individuals looking for extra space.

THE PROPERTY IS BEING SOLD BY SEALED BIDS, Hardimans will be inviting BEST AND FINAL OFFERS to be submitted by 12 noon on Monday 2nd November 2026 (submitted into Hardimans office) Please contact us for a Sealed Bid Form.

The property is a short walk from the centre of Oulton Broad with all facilities situated right on your door step. North Oulton Broad railway station is also close by providing easy access to both Lowestoft and Norwich.

PORCH

door to front entrance.





HALLWAY

door to porch , built in cupboard with Vaillant boiler to wall, fuse box, loft hatch, radiator and coved ceiling.

PRIMARY BEDROOM

upvc bay window to front aspect , radiator and coved ceiling.

BEDROOM 2 (CURRENTLY USED AS AN OFFICE)

uPVC bay window to front aspect, radiator and coved ceiling.

BATHROOM

uPVC frosted window to side aspect, low level WC, hand wash basin, corner bath with shower above, radiator and coved ceiling.

SITTING ROOM

upvc bay window to rear aspect, coal effect fireplace with surround, radiators and coved ceiling.

DINING ROOM

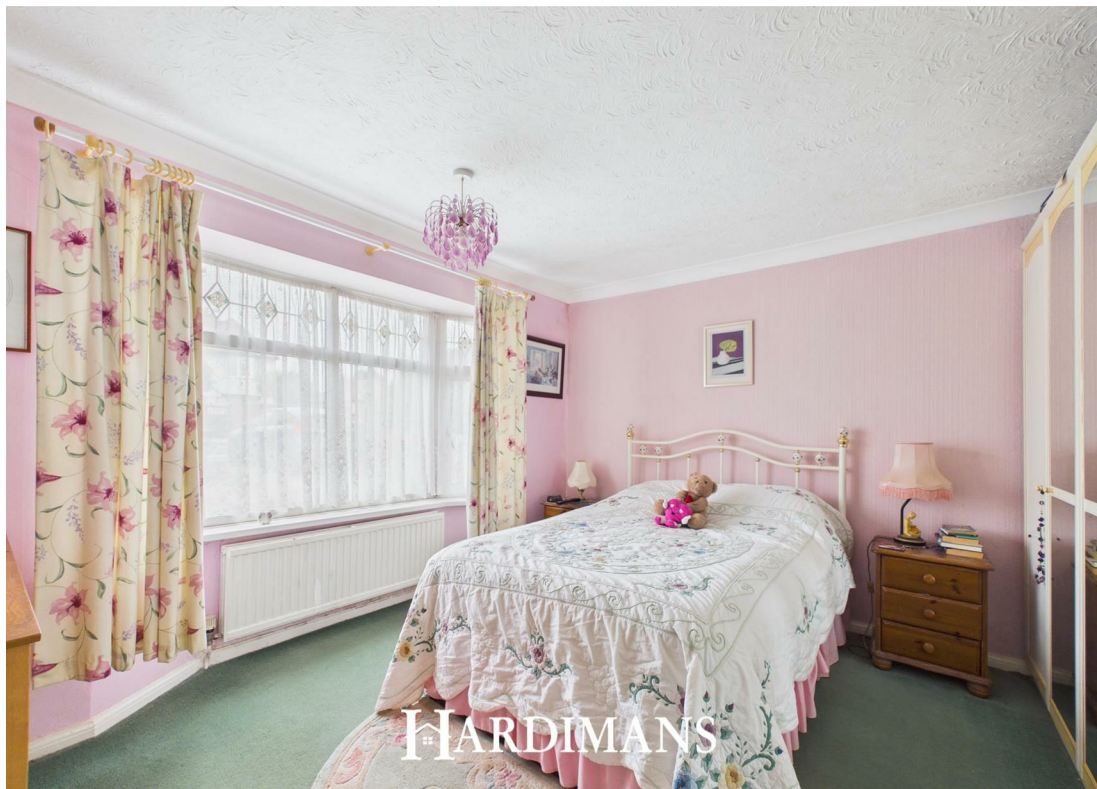
uPVC window to side aspect, radiator and coved ceiling.

KITCHEN

worktop space, cupboards and drawers under, twin sink with drainer, tile splash back, coved ceiling and radiator.

CONSERVATORY

uPVC door to rear garden, half uPVC windows surround, power and radiator.



OUTSIDE

To the front, concrete driveway continues to rear access gate and to the side, lawn area concrete path to front door. To the rear, patio area with steps down to a good size enclosed garden laid mainly to lawn, three sheds and greenhouse.

TENURE

Freehold

COUNCIL TAX BAND

B

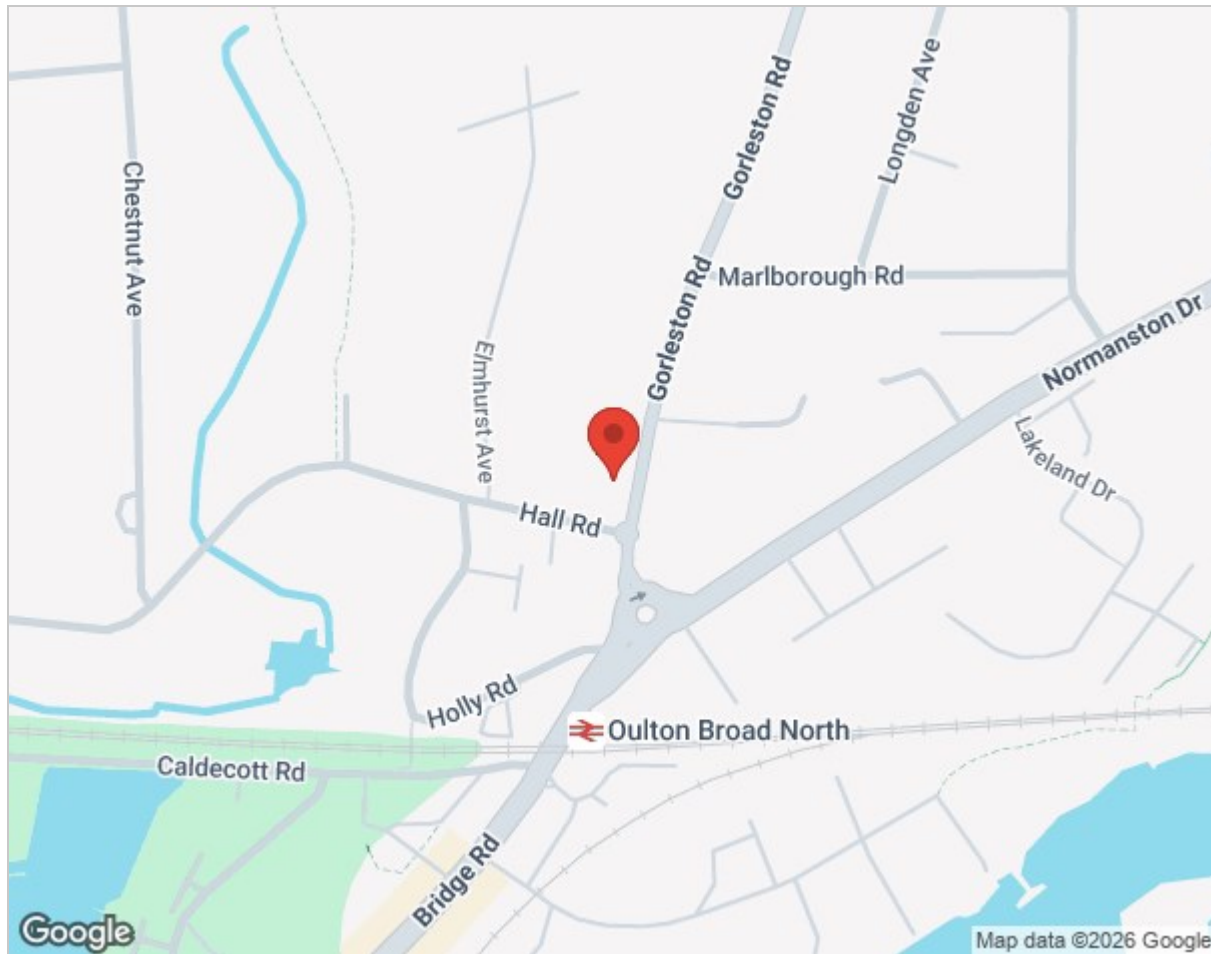
MATERIAL INFO

This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: No longer have internet but had sky previously (if connected could achieve speeds of Ultrafast 10000mbps)
* Mobile: (with a connection 02, VODAFONE, EE, THREE ALL LIKELY)
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating

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

Viewing

Please contact our Lowestoft Office on 01502 515999

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.