



53 Luck Road, Bursledon, SO31 8LR

Asking Price £390,000





Luck Road |  
Bursledon | SO31 8LR  
Asking Price £390,000

W&W are pleased to offer for sale this well presented three bedroom semi detached home situated in this popular location. The property boasts three bedrooms, lounge, kitchen/dining room, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also enjoys solar panels with storage battery, side gardens, garage & driveway parking.

The property is conveniently situated close to local schools, shops and amenities with the pretty village of Hamble with its broad range of pubs and restaurants on its doorstep. The Royal Victoria Country Park is also just a short drive away, which is set in two hundred acres of park and woodland, on the shores of Southampton Water. Both Southampton Airport and all main motorway access route are also close by enabling easy access for Winchester, Portsmouth, Chichester, Guildford and London.





Well presented three bedroom semi detached home

Enviably plot providing two side gardens

Welcoming entrance hall enjoying attractive wood effect flooring flowing throughout the ground floor except the lounge

Lounge with walk in bay window & built in storage cupboard

Modern dual aspect kitchen/dining room with double doors opening out onto the side garden

Integrated appliances include oven, hob & washing machine with space for additional appliances

Downstairs cloakroom

Galleried landing with built in storage cupboard

Dual aspect main bedroom boasting modern en-suite shower room

Two additional bedrooms

Modern main bathroom comprising three piece white suite and attractive wall tiling

Privately owned solar panels with storage battery and the current sellers estimate that they will receive £1500 a year return from this

Landscaped side garden majority laid to lawn with shingled area , display flower/shrubbery & rear access

Garage & driveway parking

Estate management charge approx. £357.57 PA

Great local woodland walks nearby

AGENTS NOTE - Please contact the agents to discuss the restrictive covenants for the property

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by PlusNet

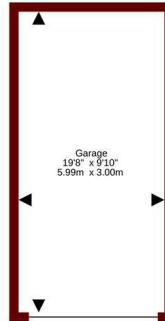
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

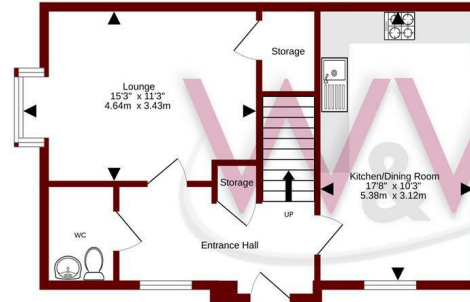




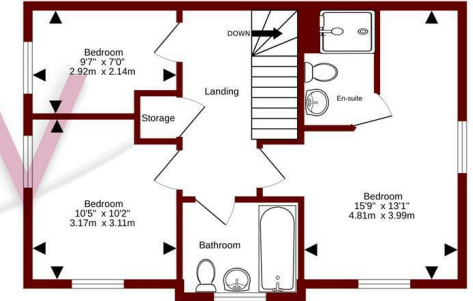
Garage  
293 sq.ft. (27.3 sq.m.) approx.



Ground Floor  
496 sq.ft. (45.1 sq.m.) approx.



1st Floor  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.4 sq.m.) approx.

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

Council Tax Band - C - £1,967.35 Per Annum

Tenure - Freehold

Current EPC Rating - A

Potential EPC Rating - A

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