



70 Whyteways, Boyatt Wood, SO50 4NR

£275,000

An exceptionally well presented two bedroom terraced property situated in the popular Boyatt Wood and close to a generous array of local amenities. The property would be ideal for first time buyers and investors. This spacious two bedroom house boasts a contemporary interior, featuring a newly fitted bathroom and recently laid carpets on the stairs and landing. Externally the property enjoys an attractive garden along with a single garage. There are also four shared parking spaces nearby.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

9' (2.74m) Under stair cupboard and stairs leading to the first floor.

Kitchen:

6'6" x 9' (1.98m x 2.74m) Range of units with space for fridge freezer, space for washing machine space for cooker.

Sitting/Dining Room:

15' x 12'3" (4.57m x 3.73m) Patio doors leading to garden.

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

12'3" x 9'5" (3.73m x 2.87m)

Bedroom 2:

9'5" x 8' (2.87m x 2.44m) Cupboard over stairs.

Bathroom:

6'5" x 6'4" (1.96m x 1.93m) Re-fitted suite comprising bath with shower over with rainfall shower head, wash hand basin with drawers under, w.c. tiled floor.

OUTSIDE

Front:

Laid to lawn with pathway to front door, outside storage cupboard.

Rear Garden:

Measuring 31 ft including large shed at the back of the garden.

Garage:

16'2" x 7'10" (4.93m x 2.39m) Located in a nearby block.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

57sqm/614sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

Council Tax:

Band B

Local Council:

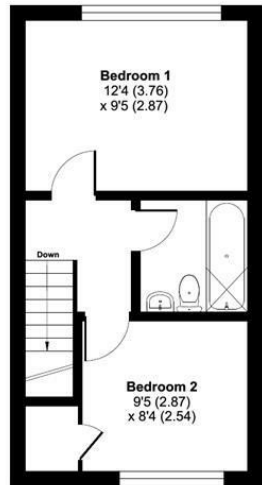
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Agents Note:

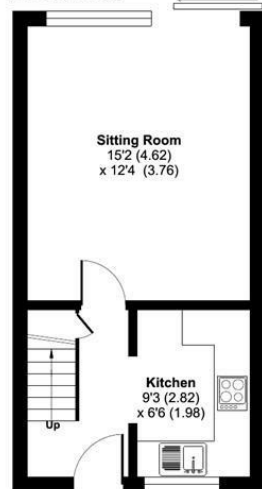
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Ground Floor = 307 sq ft / 28.5 sq m
 First Floor = 307 sq ft / 28.5 sq m
 Total = 614 sq ft / 57 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2025. Produced for Sparks Ellison. REF: 1237956

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