





# 70 Whyteways, Boyatt Wood, SO50 4NR

£265,000

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:

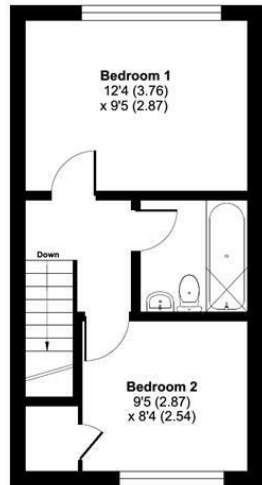
Eastleigh Borough Council - 02380 688000

#### Agents Note:

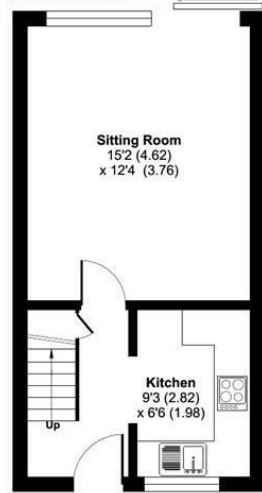
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



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		72	
(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	

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

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