

## £98,000 Shared Ownership

Tyrrell Road, Banbury, Oxfordshire OX16 9WT



- Guideline Minimum Deposit £9,800
- Two Storey, Mid Terrace House
- Spacious Reception/Dining Room
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £31.1k | Single £37.2k
- Approx. 824 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £280,000). This attractive property forms the middle of a recently-built, three-house terrace and has a sleek, modern kitchen at the front, a central cloakroom/WC and a spacious reception/dining room at the rear. A door leads out to a neatly-maintained garden with patio and lawn. The garden can also be accessed via a gate at the end of the terrace. On the first floor of the house is a full-width main bedroom plus a generously-sized second double bedroom and a naturally-lit bathroom with marble-style tiles. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with two forecourt parking spaces and Banbury town centre can also be reached via bus or by brief cycle ride. Junction 11 of the M40 is only a ten minute drive away (Google Maps estimate) if travelling further afield and there is also a quieter, more direct route that runs, south, through the scenic local countryside to Oxford. Ofsted list three primary schools and three secondary schools within a mile radius, all rated 'Good'.

**Housing Association:** Clarion.

**Tenure:** Leasehold (250 years from 19/11/2021). Freehold transferred on 100% ownership.

**Minimum Share:** 35% (£98,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £502.85 per month (subject to annual review).

**Service Charge:** £43.75 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £31,100 | Single - £37,200 (based on minimum share and 10% deposit).

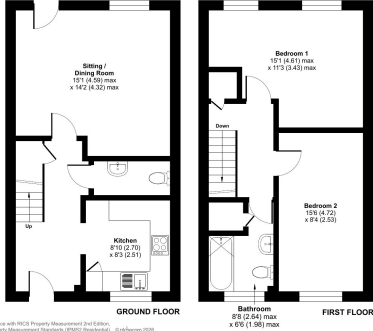
**Council Tax:** Band C, Cherwell District Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



**Tyrrell Road, Banbury, OX16**

Approximate Area = 824 sq ft / 76.5 sq m  
For information only - Not to scale



Plan prepared in accordance with RICS Property Measurement 2nd Edition. Approved Professional Practice Measurement Standards (PPMS) Residential. Produced by Urban Moves. REF: 142341

## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**

**Kitchen**

8' 10" x 8' 3" (2.70m x 2.51m)

**W.C.**

**Sitting / Dining Room**

15' 1" max. x 14' 2" max. (4.59m x 4.32m)

**Garden**

approximately 36' 1" x 16' 6" (11.01m x 5.04m)

### FIRST FLOOR

**Landing**

**Bedroom 1**

15' 1" max. x 11' 3" max. (4.61m x 3.43m)

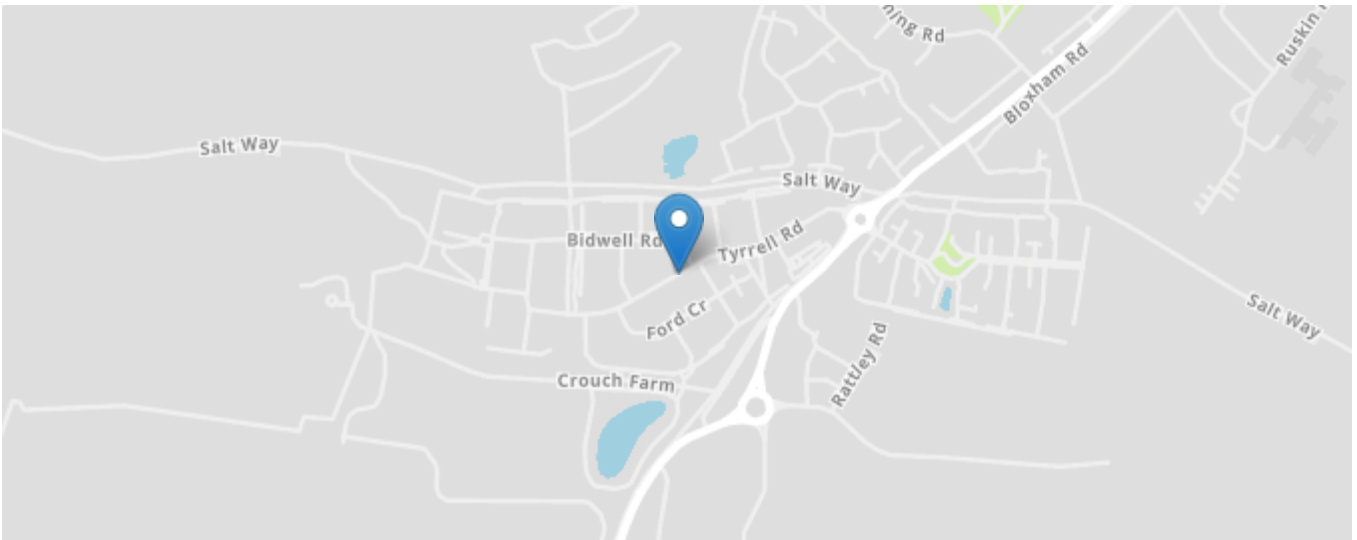
**Bedroom 2**

15' 6" x 8' 4" (4.72m x 2.53m)

**Bathroom**

8' 8" max. x 6' 6" max. (2.64m x 1.98m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>85</b>	<b>85</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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.