82 Tyrrell Road

Banbury, Oxon, OX16 9WT

ROUND & JACKSON
ESTATE AGENTS

An immaculately presented, four-bedroom stone built townhouse with accommodation arranged over three floors located in a quiet position on this highly regarded modern development off of the Bloxham Road. Available for sale with no onward chain.

The Property

82 Tyrrell Road, Banbury is a beautifully presented, three storey, stone built townhouse which is pleasantly located within this highly regarded modern development just off of the Bloxham Road on the south side of town. On the ground floor, there is an entrance hallway, cloakroom/W.C., sitting room and kitchen/dining room with double doors to the rear garden. On the first floor there is a central landing, two double bedrooms with an large en-suite shower room to the master bedroom and a modern family bathroom. On the second floor there are two bedrooms and a modern shower room. To the front of the property there is a small lawned garden area with an established flower bed and a paved path leading to the front door. To the side of the house there is a tandem driveway which provides off road parking for several vehicles in front of the single garage. The main area of garden is located to the rear and is predominantly laid to lawn with a patio seating area adjoining the house and with a pathway leading to the gated side access and personal door to the garage. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

With stairs rising to the first floor, doors to all ground floor accommodation and a useful understairs storage cupboard.

Cloakroom/W.C.

Fitted with a wash hand basin, W.C. and window to the front aspect.

Sitting Room

A spacious reception room with a window to the front aspect with ample room for a range of furniture.

Kitchen/Dining Room

Located to the rear of the property with double doors leading to the garden, the kitchen is fitted with a range of modern, shaker style cabinets with base units and drawers and work surfaces over and tiled splash backs. There is a one and a half bowl sink and draining board, an integrated dishwasher, fridge/freezer, double oven and four ring gas hob with an extractor hood above. There is a central island which is not fitted but the vendors are happy to include it within the sale. Within the dining area there is ample space for furniture and there is also a utility cupboard which has space and plumbing for a washing machine and tumble dryer.

First Floor Landing

With doors to all first floor accommodation, an airing cupboard which houses the hot water cylinder and stairs rising to the second floor.

Master Bedroom

A large double bedroom with built in wardrobes, a window to the rear aspect and a door leading to the en-suite.

En-Suite

A spacious room which is fitted with a double walk-in shower, W.C., wash hand basin, heated towel rail, a window to the rear aspect and modern tiled splash backs and flooring.

Bedroom Three

A double bedroom with a window to the front aspect.

Family Bathroom

Fitted with a modern suite comprising a panelled bath with shower over, W.C., wash hand basin, heated towel rail, tiled splash backs and flooring and a window to the front aspect.

Second Floor Landing

With doors to the second floor accommodation and hatch to the loft space.

Bedroom Two

A spacious double bedroom with eaves storage and a window to the front aspect.

Bedroom Four

A large single bedroom with eaves storage and a Velux style window to the rear aspect.

Shower Room
Fitted with a modern white suite comprising a shower cubicle, W.C., wash hand basin, heated towel rail, tiled splash backs and flooring, a storage cupboard and a Velux style window to the rear aspect.

Garage & Parking
A single garage with power and light connected and an up and over door to the front, personal door to the side which leads to the garden. There is a tandem driveway directly in front which provides off road parking for several vehicles.

Outside
To the front of the property there is a small lawned garden area with an established plant flower bed and a pathway leading to the front door. To the rear, there is a south/western facing garden which is predominantly laid to lawn with a large patio seating area adjoining the house and path leading to the gated side access and door to the garage.

Situation
Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

Directions
From Banbury Cross proceed in a southerly direction via south Bar Street and turn right onto the Bloxham Road (A361). Continue along this road passing the Easington public house and then at the roundabout turn right onto the Bloxham Vale development. Continue along this road and take the sixth right hand turn which is a continuation of Tyrrell Road and number 82 will be found on your left hand side after a short distance.

Services
All mains' services connected.

Local Authority
Cherwell District Council. Tax Band D.

Agents Note.
There is an annual estate charge which was £136.57 for 2026.

Asking Price: **£425,000**

Ground Floor Approx Area = 42.26 sq m / 455 sq ft
First Floor Approx Area = 42.26 sq m / 455 sq ft
Second Floor Approx Area = 33.56 sq m / 361 sq ft
Garage Approx Area = 16.67 sq m / 179 sq ft
Total Area = 134.75 sq m / 1450 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

www.focuspointhomes.co.uk

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk
Bloxham – High Street, Bloxham, Oxon, OX15 4LU
T: 01295 720683 E: office@roundandjackson.co.uk
www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.

ROUND & JACKSON
ESTATE AGENTS