



# Hancock's Estates

*With you every step of the way*



**89 Church Street, Langford, SG18 9QA**  
**Guide price £450,000 Freehold**





# 89 Church Street Langford, SG18 9QA

- Superb, Much Improved Bungalow
- Three Bedrooms
- Two Reception Spaces
- Versatile Accommodation
- Refitted Kitchen
- Newly Fitted Wet Room
- Established 38ft x 33ft Garden
- Gas Combination Boiler
- Conservatory
- Sought After Village Location

A substantially improved bungalow in a sought after village with various local amenities and bus stops within walking distance.

Versatile accommodation comprises entrance hall, living room, dining room, sitting room / bedroom 3, conservatory, bedrooms 1 and 2 plus newly installed Wet Room. An established easterly aspect rear garden, enclosed private courtyard area and 50ft frontage conclude the outdoor space.

Available with no forward chain, viewing is essential to fully appreciate.

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## Entrance Hall

**Living Room** 18'1" x 11'3" (5.51m x 3.43m)

**Dining Area** 9'6" x 9'4" (2.89m x 2.85m)

**Kitchen** 9'6" x 8'2" (2.89m x 2.49m)

## Inner Hallway

**Bedroom 1** 11'4" x 10'6" (3.46m x 3.19m)

**Bedroom 2** 10'6" x 9'6" (3.20m x 2.90m)

**Sitting Room / Bedroom 3** 11'4" x 9'5" (3.46m x 2.88m)

**Conservatory** 9'10" x 9'10" (3.00m x 3.00m)

**Wet Room** 9'1" max x 6' (2.77m max x 1.83m)

## Front Garden

Dwelling is set back 50ft from the road.

A Walnut tree in the front garden is protected by a Tree Preservation Order (TPO)





**Garage**

18'1" x 8' (5.51m x 2.44m)

**Courtyard**

**Rear Garden**

38' x 33' (11.58m x 10.06m)

**Agents Notes**

Council Tax Band: E

Substantial improvements include:

Entrance, side and rear doors replaced.

2014 Worcester Gas combination boiler most recent service 20/02/2026

New Wet Room late 2025 (including new consumer unit in 2026)

Refitted Kitchen

Remote Control electric garage door fitted May 2021

**Precise Location: what3words**

geese.requiring.reef

**About The Area**

The numerous village amenities include convenience stores (one with Post Office), Barbers, Fish and Chip shop, Indian take away / restaurant, Pharmacy, Doctors surgery, tennis and bowls club, various activities within the village hall, local farm shops, garden centre, vehicle service and fuel station plus The Plough public house / restaurant.

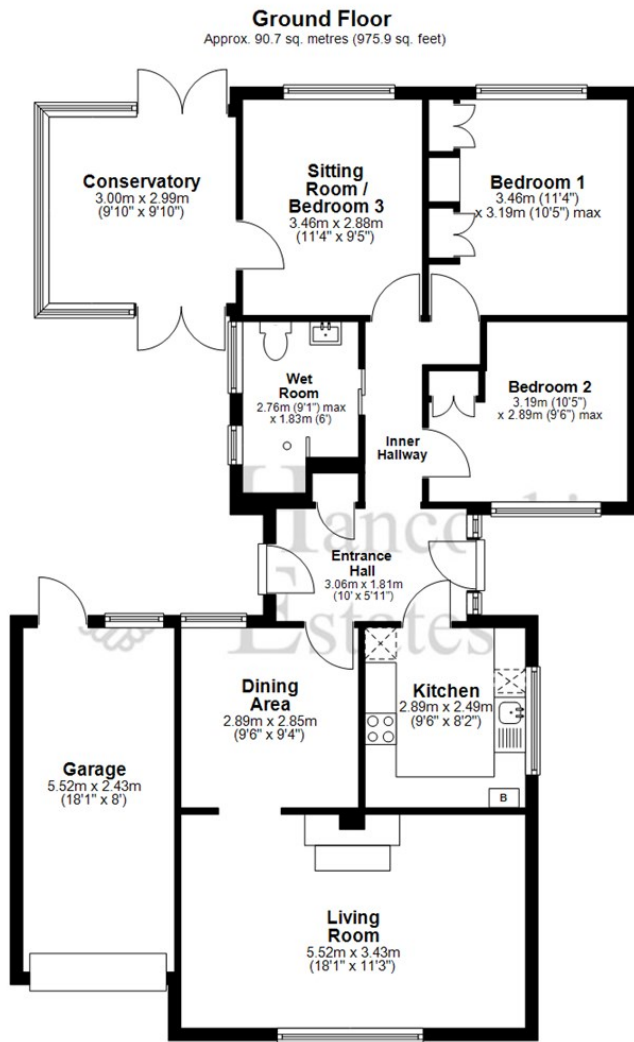
Attractive countryside and riverside walks are nearby and there are bus stops available close-by.

**Carefully Selected Services**

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.

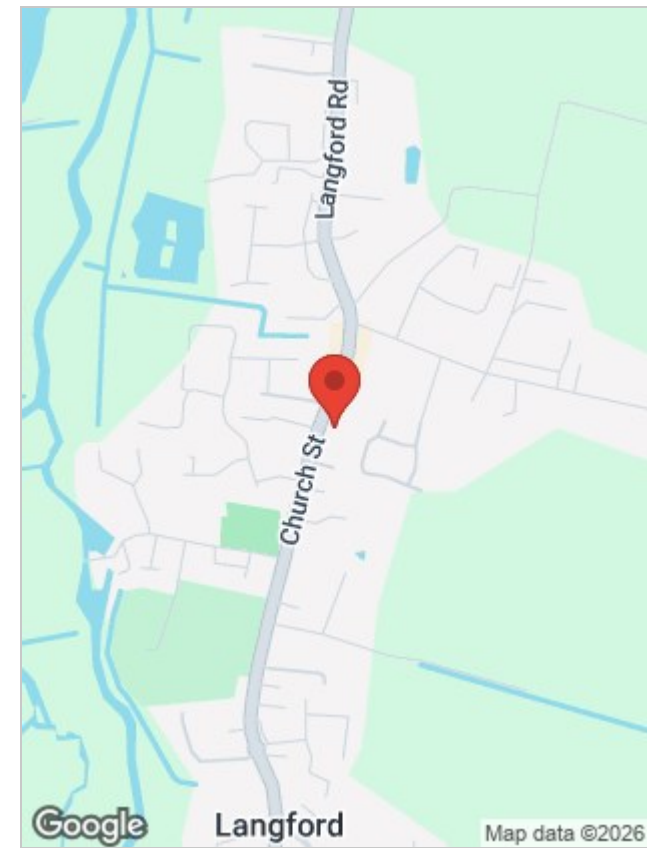






Total area: approx. 90.7 sq. metres (975.9 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.  
Plan produced using PlanUp.



For GPS direction please follow **SG18 9QA**

## Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(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			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			
		65	74