



**Windsor Court**  
Gillingham | ME7 4PQ



# Windsor Court , Gillingham, ME7 4PQ

Welcome to Windsor Court, this delightful three-bedroom semi-detached family home nestled in a popular location in Gillingham. Offering an array of desirable features, this fantastic property needs to be viewed to fully appreciate its charm and all that it has to offer.

Upon entry, you'll be greeted by a spacious living area, perfect for both relaxation and entertaining. The ground floor also features a convenient cloakroom/WC and fitted kitchen/diner with integrated appliances and access to the rear garden via French doors. Ascending to the first floor, you'll find the family shower room along with three bedrooms, of which two are generously sized doubles.

Externally, this home boasts a low maintenance garden to the rear with a partially converted garage, part of which is being used as storage and the other part having been converted into a study area with its own electrics. There are also rear parking facilities and restricted visitor parking bays.

Positioned close to Gillingham town centre, you will benefit from easy access to a variety of local amenities, including shops, supermarkets, sports centres, and local schools. Additionally, you are close to Gillingham train station which offers great connections to nearby towns and London.

Don't miss out on the opportunity to discover the amazing potential awaiting within this fantastic family home, contact us today to arrange your viewing appointment.

**£320,000**



Entrance Hall

Cloakroom/WC

6'5 x 2'9 (1.96m x 0.84m)

Living Room

15'8 x 14'6 (4.78m x 4.42m)

Kitchen/Diner

14'6 x 8'4 (4.42m x 2.54m)

Bedroom

13;4 x 8'3 (3.96m;1.22m x 2.51m)

Bedroom

10'8 x 8'3 (3.25m x 2.51m)

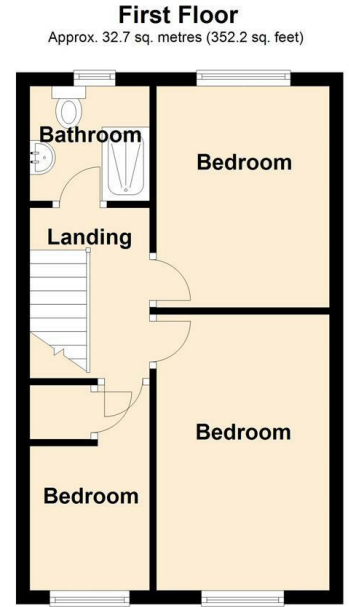
Bedroom

9'11 x 5'11 (3.02m x 1.80m)

Family Shower Room

6'2 x 5'6 (1.88m x 1.68m)





**Ground Floor**  
Approx. 34.8 sq. metres (374.5 sq. feet)

**First Floor**  
Approx. 32.7 sq. metres (352.2 sq. feet)

Total area: approx. 67.5 sq. metres (726.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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