



10 Old Forge Way, Bath, BA2 8TS

£290,000

- Orangerie Extension
- Two Bedroom Mid Terrace
- Close Commuting Distance To The City Of Bath
- Private Rear Garden
- Energy Rating -
- Parking For Two
- Modern Kitchen & Bathroom
- Viewings Highly Recommend
- Tenure - Freehold
- Council Tax Band - C

Barons are delighted to bring to the market this beautifully presented two-bedroom home, situated on the sought-after Old Forge Way in Peasedown St. John, just a short distance from Bath. Offering a wonderful blend of modern style, comfort and practicality, this attractive property is ideal for first-time buyers, downsizers and investors alike.

Upon entering, you are welcomed into a spacious and inviting reception room, providing the perfect setting for both everyday living and entertaining guests. The property features two well-proportioned bedrooms and a contemporary family bathroom, all thoughtfully designed to meet the demands of modern living.

A particular highlight of the home is the stunning orangery extension, which enhances the living accommodation and fills the space with an abundance of natural light. This versatile room offers an ideal space for dining, relaxing, working from home or simply enjoying views of the garden throughout the seasons.

Externally, the property benefits from off-road parking for two vehicles, a valuable feature in this popular residential location. Further benefits include UPVC double glazing and gas central heating throughout.

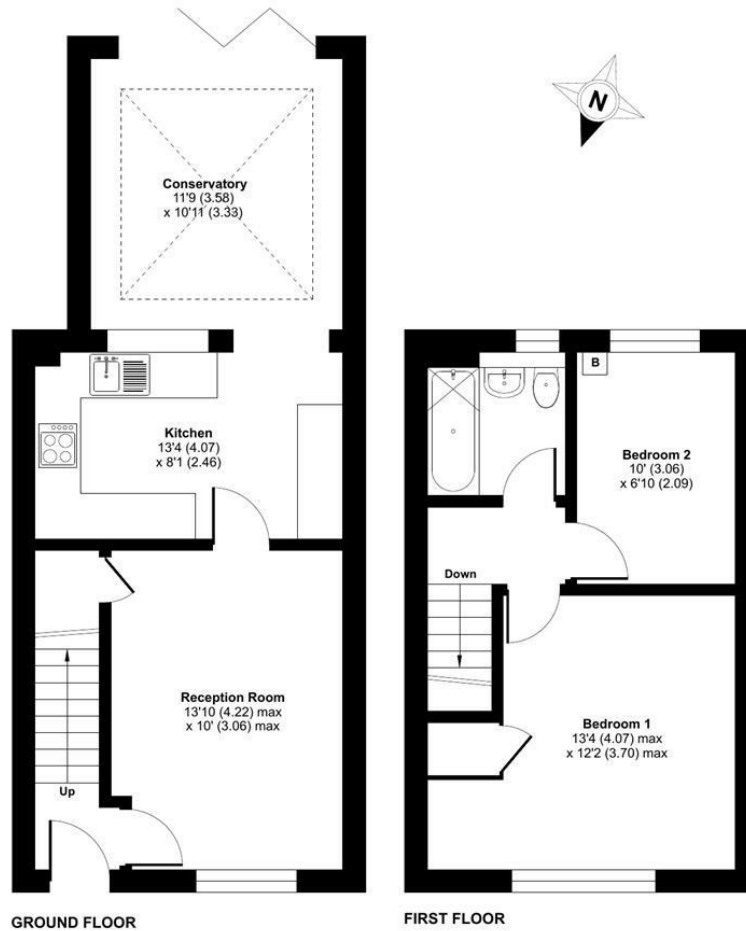
Located within easy reach of local amenities, schools and transport links, this charming home presents an excellent opportunity to acquire a stylish and well-maintained property in a desirable village setting. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.



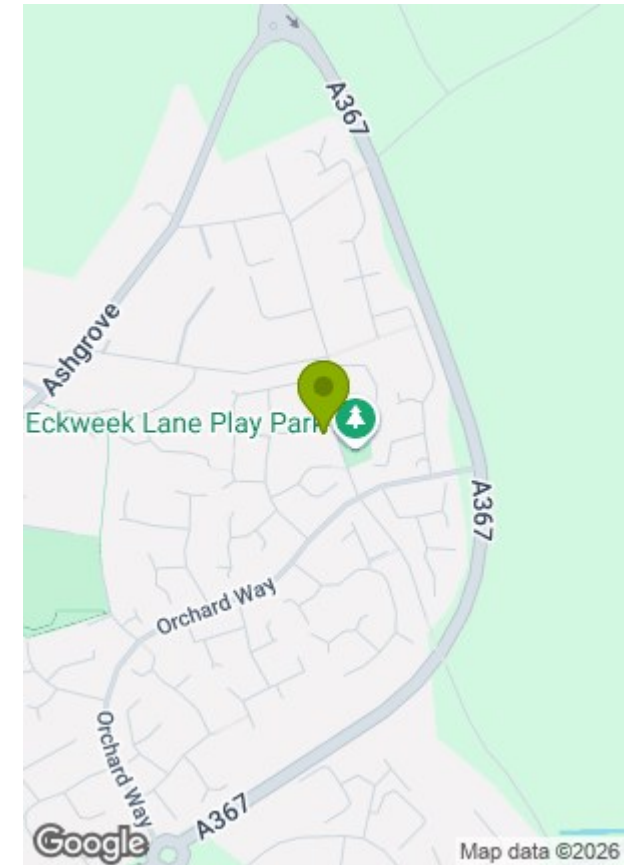


Old Forge Way, Peasedown St. John, Bath, BA2

Approximate Area = 736 sq ft / 68.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barons Property Centre. REF: 1469643.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.